

Planning Committee

Wednesday 3 March 2021 at 6.30pm

The meeting will be held remotely via MS Teams with audio access to the public via registered dial-in only.

Members of the Committee

Councillors: M Willingale (Chairman), D Anderson-Bassey (Vice-Chairman), J Broadhead, I Chaudhri, M Cressey, L Gillham, C Howorth, R King, M Kusneraitis, I Mullens, M Nuti P Snow, J Sohi, S Whyte and J Wilson.

In accordance with Standing Order 29.1, any Member of the Council may attend the meeting of this Committee but may speak only with the permission of the Chairman of the committee, if they are not a member of this Committee.

AGENDA

Notes:

- 1) Any report on the Agenda involving confidential information (as defined by section 100A(3) of the Local Government Act 1972) must be discussed in private. Any report involving exempt information (as defined by section 100I of the Local Government Act 1972), whether it appears in Part 1 or Part 2 below, may be discussed in private but only if the Committee so resolves.
- 2) The relevant 'background papers' are listed after each report in Part 1. Enquiries about any of the Agenda reports and background papers should be directed in the first instance to **Mr B A Fleckney, Democratic Services Section, Law and Governance Business Centre, Runnymede Civic Centre, Station Road, Addlestone (Tel: Direct Line: 01932 425620). (Email: bernard.fleckney@runnymede.gov.uk).**
- 3) Agendas and Minutes are available on a subscription basis. For details, please ring Mr B A Fleckney on 01932 425620. Agendas and Minutes for all the Council's Committees may also be viewed on www.runnymede.gov.uk.
- 4) Public speaking on planning applications only is allowed at the Planning Committee. An objector who wishes to speak must make a written request by noon on Monday 1 March

2021. In light of the current restrictions imposed to address the Covid-19 outbreak, this meeting will be held remotely. As this meeting is being conducted remotely you should inform the Planning Business Centre if you wish to dial in and address the Committee and also provide a written statement of your speech (no more than 2 sides of A4 which is approximately the equivalent of 5 minutes speaking time normally allowed under Standing Order 39.24 of the Council's Constitution).

If you do not wish to exercise your right to speak by dialling- in, you can submit your representations in writing (no more than 2 sides of A4 which is approximately the equivalent of 5 minutes speaking time normally allowed under Standing Order 39.24 of the Council's Constitution) and this will be read out by the Chairman of the Committee or an Officer to those Councillors participating.

If you wish to speak and/or make a written submission please contact the Planning Business Centre by email publicspeaking@runnymede.gov.uk

- 5) If you wish to hear the debate by audio via MS Teams you must register by 10am on the day of the meeting with the Planning Business Centre by emailing your name and contact number to be used to dial-in to publiclisteningplanning@runnymede.gov.uk
- 6) For meetings held at the Civic Centre, in the unlikely event of an alarm sounding, members of the public should leave the building immediately, either using the staircase leading from the public gallery or following other instructions as appropriate.
- 7) **Filming, Audio-Recording, Photography, Tweeting and Blogging of Meetings held at Civic Centre or remotely via MS teams**

Members of the public are permitted to film, audio record, take photographs or make use of social media (tweet/blog) at Council and Committee meetings provided that this does not disturb the business of the meeting. If you wish to film a particular meeting, please liaise with the Council Officer listed on the front of the Agenda prior to the start of the meeting so that the Chairman is aware and those attending the meeting can be made aware of any filming taking place.

Filming should be limited to the formal meeting area and not extend to those in the public seating area.

For meetings held remotely via MS teams, you may only record the audio of those proceedings. The Council shall not be recording any remote meetings.

The Chairman will make the final decision on all matters of dispute in regard to the use of social media audio-recording, photography and filming in the Committee meeting.

LIST OF MATTERS FOR CONSIDERATION

PART I

Matters in respect of which reports have been made available for public inspection

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PLEASE BE AWARE THAT THE PLANS PROVIDED WITHIN THIS AGENDA ARE FOR LOCATIONAL PURPOSES ONLY AND MAY NOT SHOW RECENT EXTENSIONS AND ALTERATIONS THAT HAVE NOT YET BEEN RECORDED BY THE ORDNANCE SURVEY

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PART II

Matters involving Exempt or Confidential Information in respect of which reports have not been made available for public inspection

a) **Exempt Information**

No reports to be considered.

b) **Confidential Information**

No reports to be considered.

GLOSSARY OF TERMS AND ABBREVIATIONS

TERM	EXPLANATION
AOD	Above Ordinance Datum. Height, in metres, above a fixed point. Used to assess matters of comparative heights in long distance views and flooding modelling
AQMA	Air Quality Management Area
BCN	Breach of Condition Notice. Formal enforcement action to secure compliance with a valid condition
CHA	County Highways Authority. Responsible for offering advice on highways issues relating to planning applications as well as highways maintenance and improvement
CIL	Community Infrastructure Levy – A national levy on development.
CLEUD	Certificate of Lawful Existing Use or Development. Formal procedure to ascertain whether a development which does not have planning permission is immune from enforcement action
CLOPUD	Certificate of Lawful Proposed Use or Development. Formal procedure to ascertain whether a development requires planning permission
Conservation Area	An area of special architectural or historic interest designated due to factors such as the layout of buildings, boundaries, characteristic materials, vistas and open spaces
DM	Development Management – the area of planning service that processes planning applications, planning appeals and enforcement work
Design and Access Statement	A Design and Access statement is submitted with a planning application and sets out the design principles that the applicant has adopted to make the proposal fit into its wider context
Development Plan	The combined policy documents of the Local Plan, Minerals and Waste Plans
EA	Environment Agency. Lead government agency advising on flooding and pollution control
EIA	Environmental Impact Assessment – formal environmental assessment of specific categories of development proposals
ES	Environmental Assessment under the Environmental Impact Assessment Regulations
FRA	Flood Risk Assessment
GPDO	General Permitted Development Order. Document which sets out categories of permitted development (see 'PD')
LBC	Listed Building Consent
LDS	Local Development Scheme - sets out the programme and timetable for preparing the new Local Plan
Listed building	An individual building or group of buildings which require a level of protection due to its architectural interest, historical interest, historical associations or group value
LNR	Local Nature Reserve
Local Plan	The current planning policy document
LPA	Local Planning Authority
LSP	Local Strategic Partnership – Leads on the Community Strategy
Material Considerations	Matters which are relevant in determining planning applications
Net Density	The density of a housing development excluding major distributor roads, primary schools, open spaces serving a wider area and significant landscape buffer strips
NPPF	National Planning Policy Framework. This is Policy, hosted on a dedicated website, issued by the Secretary of State detailing national planning policy within existing legislation

TERM	EXPLANATION
PCN	Planning Contravention Notice. Formal notice, which requires information to be provided in connection with an enforcement investigation. It does not in itself constitute enforcement action
PD	Permitted development – works which can be undertaken without the need to submit a planning application
PINS	Planning Inspectorate
POS	Public Open Space
PPG	National Planning Practice Guidance. This is guidance, hosted on a dedicated website, issued by the Secretary of State detailing national planning practice and guidance within existing legislation. Also known as NPPG <i>National</i> Planning Practice Guidance
Ramsar Site	A wetland of international importance
RIPA	Regulation of Investigatory Powers Act. Provides limitation on covert surveillance relating to enforcement investigation
SAC	Special Area of Conservation – an SSSI additionally designated as a Special Area of Conservation under the European Community's Habitats Directive 1992 in order to maintain or restore priority natural habitats and wild species
SANGS	Suitable Alternative Natural Greenspaces
SAMM	Strategic Access Management and Monitoring
SCI	Statement of Community Involvement. The document and policies that indicate how the community will be engaged in the preparation of the new Local Plan
SEA/SA	Strategic Environmental Assessment/Sustainability Appraisal – formal appraisal of the Local development Framework
Sec. 106	A legal agreement for the provision of facilities and/or infrastructure either directly by a developer or through a financial contribution, to meet the needs arising out of a development. Can also prevent certain matters
SEP	The South East Plan. The largely repealed Regional Spatial Strategy for the South East. All policies in this Plan were repealed in March 2013 with the exception of NRM6 which dealt with the Thames Basin Heath SPA
SNCI	Site of Nature Conservation Importance. A non-statutory designated area of county or regional wildlife value
SPA	Special Protection Area. An SSSI additionally designated a Special Protection Area under the European Community's Directive on the Conservation of Wild Birds 1979. The largest influence on the Borough is the Thames Basin Heath SPA (often referred to as the TBH SPA)
SPD	Supplementary Planning Document – provides additional advice on policies in Local Development Framework (replaces SPG)
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Urban Drainage Systems. Providing urban drainage systems in a more environmentally sensitive way by systems designed to reduce the quantity of run-off, slow its velocity or provide for filtering, sedimentation and biological degradation of the water
Sustainable Development	Sustainable development is the core principle underpinning planning. It is defined as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”
TA	Transport Assessment – assessment of the traffic and transportation implications of a development proposal
TPO	Tree Preservation Order – where a tree or trees are formally protected, and prior consent is needed for pruning or felling

TERM	EXPLANATION
TRICS	Computerised database and trip rate analysis used to estimate traffic flows to and from a variety of land uses, to assess transportation implications of new development in southern England
Use Classes Order	Document which lists classes of use and permits certain changes between uses without the need for planning permission
Further definitions can be found in Annex 2 of the NPPF	

1. **NOTIFICATION OF CHANGES TO COMMITTEE MEMBERSHIP**

2. **MINUTES**

To confirm and sign the Minutes of the meeting of the Committee held on 10 February 2021 as a correct record. (Appendix 'A')

(To resolve)

Background Papers

None

Runnymede Borough CouncilPLANNING COMMITTEE10 February 2021 at 6.30pm via MS Teams

Members of Committee present Councillors M Willingale (Chairman), D Anderson-Bassey (Vice-Chairman) J Broadhead, I Chaudhri, M Cressey, L Gillham, C Howorth, R King, M Kusneraitis, I Mullens, M Nuti, P Snow, J Sohi, S Whyte and J Wilson

Members of the Committee absent: None

Councillors E Gill, M Heath, N King, J Olorenshaw and N Prescott also attended for all or part of the meeting via MS Teams as non-members of the Committee.

MINUTES

The Minutes of the meeting of the Committee held on 20 January 2020 were confirmed and signed as a correct record.

APOLOGIES FOR ABSENCE

None. All members of the Committee present.

DECLARATIONS OF INTEREST

Councillors Kusneraitis and R King declared a non pecuniary interest in application RU 20/1395 as they are patients of the dental practice. Both Councillors remained in the room for the application.

PLANNING APPLICATIONS

The planning applications listed below were considered by the Committee. All representations received on the applications were reported and copies had been made available for inspection by Members before the meeting. The Addendum had also been published on the Council's website on the day of the meeting. Public speakers addressed the Committee as specified below, except for application RU 20/1001 where the applicant and objector had requested the Council's legal representative to read out their speeches on their behalf, which he did.

RESOLVED that –

the following applications be determined as indicated: -

<u>APP NO</u>	<u>LOCATION, PROPOSAL AND DECISION</u>
RU 20/1001	Foundation House, Stoneylands Road, Egham

Demolition of existing offices and industrial buildings and the redevelopment of the site for 8 new dwellings with associated parking, cycle storage, rain garden, landscaping and amenity areas (Amended plans to include changes to the first floor windows of Type B houses and enlargement of rear gardens to both types following removal of communal areas)

The Committee was fully supportive of the application as it would result in a development which would fit well within the constraints of the site and with surrounding residential properties and would improve the appearance of the site.

A Member asked about the possibility and appropriateness of imposition of a condition restricting smaller HMOs in this instance. The CHDMBC would consider if it was reasonable and necessary and was authorised to add or amend a condition for this purpose if he considered it reasonable and necessary.

RESOLVED that:

The CHDMBC be authorised to GRANT planning permission subject to conditions, reasons and informatives listed on the agenda, and to consider the appropriateness of imposition of a condition on restriction of smaller HMOs and be authorised to impose such an additional condition if he considers appropriate.

(The Council's legal representative read out a statement on behalf of Ms Wade and Mr Bethell-Hobbs, the objectors, and Mr McAllister, the applicant, on this application)

RU 20/0728

The Chapel, Former Brunel University Campus, Coopers Hill Lane, Englefield Green

Construction of a 4 storey detached building (including accommodation in the roof) to provide 9 residential dwellings and associated parking, landscaping following the demolition of the existing chapel (amended plans received 18.11.20 to include revisions to the design of the building and the submission of additional supporting information)

Some Members opposed the loss of the chapel building in view of its significance to the local community and its historical and architectural interest, and would prefer the previous consent for retention and conversion of the chapel to be implemented, or for the building to be used for a community use.

Some Members considered the application would provide a well designed replacement building, would be an improvement on the previously approved unimplemented conversion, and would better meet modern standards on sustainable design and renewable energy.

Officers confirmed that the chapel had not been identified as a local heritage asset in the review of the Local List which had recently been carried out and did not meet the criteria for statutory or local listing. The loss of the non-designated heritage asset had to be balanced against the benefits of effectively using previously developed land for housing and provision of a

high quality design of building. Officers also pointed out that the building had been stripped of the majority of internal and external heritage features when in the previous education use, and in addition, the previously approved conversion would result in significant alterations to the original fabric of the building and that this fallback position held significant weight.

In response to a Member comment and to address concerns of residents, the CHDMBC would remind the applicants in writing of the importance the Council attaches to full adherence to the Construction Management Plans, one would be included if permission was authorised.

In response to other comments, the CHDMBC confirmed that sufficient separation distances existed between the proposed building and the RAF Memorial, and that the issue of potential community use raised by Members was not relevant to the consideration of this application, there was no suggestion that such a scheme would come forward, and therefore the acceptability of this particular scheme had to be considered on its own merits.

A request was made by Cllr Kusneraitis for the names of those voting on the Motion to authorise the CHDMBC to grant permission to be recorded and the voting was as follows:

For(7): Councillors Anderson-Bassey, Broadhead, Gillham, Howorth, Nuti, Snow and Willingale)

Against(6):Councillors R King, Kusneraitis, Mullens, Sohi, Whyte and Wilson.

Abstentions(2):Councillors Chaudhri and Cressey(who had not been present for the entire debate)

The Motion was passed and it was

RESOLVED that:

The CHDMBC be authorised to GRANT planning permission subject to conditions, reasons and informatives listed on the agenda.

(Dr Preston-Whyte, an objector, and Mr Jonathan Bainbridge, agent for the applicant, addressed the Committee on this application)

RU 20/1423 15 Kingswood Close, Englefield Green

Double storey rear extension, double storey side extension, double storey front extension, new front bay windows, roof canopy above porch, single storey rear/side extension with balcony at rear.

Some Members of the Committee commented on the scale of the development and the potential for adverse impact on the amenities of neighbouring properties in terms of loss of light and overbearing impact, and that they considered that it would fail to be in keeping with the streetscene.

Officers considered the proposal was on the upper limit of what was considered to be acceptable in terms of size and scale and resultant impact. However they concluded that on balance it was acceptable in visual terms. The CHDMBC advised Members that the acceptability of the application was a matter of judgement for the decision maker, in this case the Committee, as this was an 'on balance' recommendation by officers.

The CHDMBC gave clarification regarding splaylines on the proposed plans. The addendum report contained additional information and response to a neighbour representation.

In response to Member comments regarding the condition of the Oak tree on the site, the CHDMBC explained the background to the timescale for the making of the TPO on the Oak tree. The CHDMBC would check when the Tree Officer observed the tree and if that visit was some time ago would consider if another visit was required to check the current condition of the tree and take any appropriate action, if required.

Whilst not relevant to the consideration of this application The CHDMBC would also ask the appropriate team to check on the swimming pool at the site for compliance with relevant regulations.

Following a full debate, a Motion to approve the development failed. A subsequent Motion was made to instruct the CHDMBC to refuse the application, which was passed. It was

RESOLVED that-

The CHDMBC be authorised to REFUSE planning permission on the grounds of scale of development, proximity to boundaries and its failure to integrate in the streetscene, and adverse impact on amenities of neighbouring properties by virtue of overbearing and loss of light.

(Mr Maat, an objector, and Mr Hartlebury, agent for the applicant, addressed the Committee on this application .

RU 20/0892 6 Holland Gardens, Egham

Proposed 1 ½ storey rear extension and conversion of existing garage to habitable accommodation replacement roof with raised eaves level to provide accommodation at first floor level (amended plans received)

This item was withdrawn from the agenda ahead of the meeting by the CHDMBC with the agreement of the Chairman of the Committee.

RU 20/1501 6 Holland Gardens, Thorpe

Timber clad garden cabin with pitched roof at rear of garden(retrospective).

The Committee understood the concerns of residents regarding flooding, and noted the site was located within Flood Zone 3B. The Committee also noted the development was classed as minor development, the FRA, the Council's current policies and the potential Permitted Development fall back position which could introduce a building of the same size without planning permission. The Committee therefore judged the proposal was unlikely to significantly increase flood risk, and as such refusal could not be justified.

The CHDMBC would seek to make contact with Thames Water to raise concerns of the Committee regarding the management and maintenance of the sewer in Holland Gardens.

With regard to future use of the cabin, the CHDMBC would require prior to any planning permission being issued the submission of a plan showing

how the cabin would be used after its current temporary use as ancillary accommodation had ended.

RESOLVED that-

The Corporate Head of Development Management and Building Control be authorised to GRANT permission subject to conditions, reasons and informatives listed on agenda with an additional condition or plan requiring submission of details showing how the cabin would be laid out and used after the current short term use had ended.

(Mr Iliopoulos an objector, and Mr Marchant, the applicant, addressed the Committee on this application)

RU 20/1414 1 Timsway, Staines-upon-Thames

1st floor extension raising of roof height. Dormer to front and rear roof slopes. Parapet to existing single storey rear extension. Use of part of roof of single storey rear extension and balcony area with opaque glazed screens, retrospective single storey rear extension (amended plans received 11/11/2020, amended description 25/11/2020)

The Committee understood the concerns of residents regarding flooding, and noted the site was located within Flood Zone 3B. The Committee also noted the development was classed as minor development, FRA as well as the Council's current policies. The Committee also noted that the ground floor element had already received prior approval for a larger extension under national permitted development rules, indeed the ground floor permitted development extension was larger than what was proposed in this application. The Committee therefore judged the proposal was unlikely to materially increase flood risk, and as such refusal could not be justified.

The CHDMBC was asked to check the property number referred to in para 7.3 of the report for the purposes of accuracy, though it was clear to all from the plans which properties were being assessed in the report.

RESOLVED that-

The Corporate Head of Development Management and Building Control be authorised to GRANT permission subject to the conditions, reasons and informatives listed on the Agenda.

RU 20/1395 4 Grange Road, Egham

Proposed outbuilding (Amended location and block plan received 06/11/2020)

Some comment was made on impact of the development on security of the neighbouring commercial garage. In response the Committee was informed the use of the building as storage for the dental practice was not considered to give rise to concerns regarding security of the neighbouring business and imposition of a condition requiring obscure glazing of windows in the outbuilding could not be justified.

Further concerns were raised regarding covenants on the land, but Officers commented that this was a civil matter and was not material to the consideration of this particular planning application. Planning permission and covenants were separate systems, it was possible to be awarded planning permission but not be able to implement it due to a covenant, this would however not be a reason not to award planning permission and must be left to the appropriate regime.

RESOLVED that

The Corporate Head of Development Management and Building Control be authorised to GRANT permission subject to the conditions, reasons and informatives listed on the Agenda.

(Mr Edwards, an objector, and Mr Kelly, agent for applicant, addressed the Committee on this application)

ADOPTION OF RUNNYMEDE BOROUGH COUNCIL STATEMENT OF COMMUNITY INVOLVEMENT

The Committee considered the draft Statement of Community Involvement (SCI)

The aim of the Statement of Community Involvement (SCI) was to set out how Runnymede Borough Council would engage with the community; including residents, businesses, community groups and other stakeholders on Local Plan matters, planning applications and the planning enforcement process.

The Council's SCI was adopted in December 2014 and had recently been updated in May 2020 to confirm how the Council would engage with its communities during the COVID -19 pandemic and lockdown measures. This was because due to the pandemic, some of the methods of engagement specified in the 2014 SCI could not be utilised. The May 2020 amendments to the SCI were temporary in nature and would cease to be applicable on the adoption of the February 2021 SCI which was now before Members.

The Council had a legal requirement to update its SCI every 5 years. As such, a comprehensive review of the SCI and public consultation thereon had been undertaken . The comments received had been considered and some changes had been made to the draft SCI as appropriate. Members were provided with an overview of these changes.

A Member asked that para 3.32 of the SCI be updated to reflect the current status of the Thorpe Neighbourhood Plan.

A Member commented on the list of minimum communication methods listed in para 1.29 of the SCI and emphasised the importance of using methods other than social media to consult residents. In response Officers confirmed that the methods shown in bold in the SCI as minimum for all consultations met the tests of legal soundness ,but a detailed Communications Strategy, which would be the key tool to identify routes of communication, would be reported to the Infrastructure MWP in March for Member consideration and input, and Officers welcomed suggestions from Members thereon.

The Planning Committee was supportive of the amended SCI and recommended Full Council to adopt it at its meeting on 4th March 2021, with a commencement date of 5th March 2021.

RECOMMEND that-

Full Council ADOPTS the Statement of Community Involvement at its meeting on 4th March 2021, with a commencement date of 5th March 2021

(The meeting ended at 10.37 pm)

Chairman

3. **APOLOGIES FOR ABSENCE**

4. **DECLARATIONS OF INTEREST**

If Members have an interest in an agenda item, please record the interest on the form circulated with this Agenda and email it to the Legal Representative or Democratic Services Officer by 5pm on the day of the meeting. **Members are advised to contact the Council's Legal Section prior to the meeting if they wish to seek advice on a potential interest.**

Members are reminded that a non-pecuniary interest includes their appointment by the Council as the Council's representative to an outside body and that this should be declared. Membership of an outside body in their private capacity as a director, trustee, committee member or in another position of influence thereon **should be regarded as a disclosable pecuniary interest, as should an appointment to an outside body by the Council as a trustee.**

Members who have previously declared interests, which are recorded in the Minutes to be considered at this meeting, need not repeat the declaration when attending the meeting. Members need take no further action unless the item in which they have an interest becomes the subject of debate, in which event the Member must withdraw from the meeting if the interest is a disclosable pecuniary interest or if the interest could reasonably be regarded as so significant as to prejudice the Member's judgement of the public interest.

5. **PLANNING APPLICATIONS**

The planning applications to be determined by the Committee are attached. Officers' recommendations are included in the application reports. Please be aware that the plans provided within this agenda are for locational purposes only and may not show recent extensions and alterations that have not yet been recorded by the Ordnance Survey.

If Members have particular queries on the applications, please contact Ashley Smith, Corporate Head of Development Management and Building Control by 1 March 2021.

Copies of all letters of representation are available for Members and the public to view on the Planning pages of the Council website

<http://planning.runnymede.gov.uk/Northgate/PlanningExplorer/GeneralSearch.aspx>.

Enter the planning application number you are interested in, and click on documents, and you will see all the representations received as well as the application documents.

6. **EXCLUSION OF PRESS AND PUBLIC**

If the Committee is minded to consider any of the foregoing reports in private –

OFFICERS' RECOMMENDATION that -

the press and public be excluded from the meeting during discussion of the appropriate reports under Section 100A(4) of the Local Government Act 1972 on the grounds that the reports in question would be likely to involve disclosure of exempt information of the description specified in appropriate paragraph of Schedule 12A of the Act.

(To resolve)

PART II

Matters involving Exempt or Confidential information in respect of which reports have not been made available for public inspection.

Para

a) **Exempt Information**

No reports to be considered.

b) **Confidential Information**

No reports to be considered.



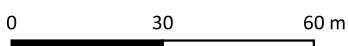
Date: 03/03/2021

40 Station Road Egham



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Scale: 1:1,500



RU.20/1407



APPLICATION REF:	RU.20/1407
LOCATION	40 Station Road Egham TW20 9LF
PROPOSAL	Demolition and replacement of rear extension together with refurbishment and alterations of existing frontage listed building to maintain Use Class E accommodation at ground floor level with separately accessed studio apartment and 2 bedroom flat at first floor level. Demolition of non-listed, rear annexe building and the erection of new 3-storey residential building comprising 1 no. 2 bed flat, 10 no. 1 bed flats and 1 studio apartment with associated car and cycle parking, new services and hard and soft landscaping.
TYPE	Full Planning Permission
EXPIRY DATE	31 December 2020
WARD	Egham Town
CASE OFFICER	Stephanie Milne
REASON FOR COMMITTEE DETERMINATION	DELEGATED AUTHORITY NOT AVAILABLE.
<i>If you have questions about this report please contact Ashley Smith, Christine Kelso or the case officer.</i>	

1. SUMMARY OF RECOMMENDATION

It is recommended the Planning Committee authorises the CHDMBC:	
1.	To grant permission subject to conditions

2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1 40 Station Road is a former pub, a two storey detached building with a rear extension, fronting Station Road within a rectangular site with various buildings and parking to the rear. There is a studio flat on the first floor of the building, with ancillary space serving the main ground floor use. There is an annex building with four units of residential accommodation in the rear part of the site. The site is within the town centre of Egham, just to the south of the traffic light junction between Station Road and Church Road. The main building is a Grade II Listed Building and is constructed in a mixture of brick, render and tile, and has been in use as a restaurant at ground floor level with accommodation above. The various buildings to the rear of the listed building have been previously occupied unlawfully as residential. To the southern side of the site is a builders yard, which has buildings located along the southern boundary. To the north is a large existing office building while the eastern side of Station Road comprises various commercial and residential uses. To the rear of the site is a block of residential properties.
- 2.2 The majority of the application site lies within the defined town centre boundary, and within Flood Zone 2 but the front of the listed building is outside the flood zone. It also lies within a Ground source protection zone (water quality). The site lies to the south of the main retail area of the town centre, and the area of high archaeological potential, and at some distance from the Egham Town Conservation Area further to the north.

3. APPLICATION DETAILS

- 3.1 The applicant seeks planning permission and Listed Building Consent (RU.20/1408) reported on this agenda) for the demolition of the existing extension and erection of a replacement rear extension together with refurbishment and alterations of existing frontage listed building. As part of the refurbishment and extension, the applicant proposes to convert the upper floors of the listed building to 2 no. residential flats (studio flat and one two bedroom flat) at first floor level, accessed externally at the rear of the listed building. The ground floor of the extended building is proposed to be used for purposes within the new Class E use class (which came into effect on 1 September 2020) At the rear, the existing buildings would be demolished, and the applicant proposes to erect an L-shaped building around the rear and northern sides of the site to provide a new 3-storey residential building comprising 1 no. 2 bed flat, 10 no. 1 bed flats and 1 studio apartment with associated car and cycle parking, new

services, and hard and soft landscaping. The existing access on the southern side of the listed building would be retained, and there would be parking spaces for 8 cars. During the course of considering this application, officers have worked with the applicant to address identified issues. The applicant has revised the plans and these new amended plans are the subject of this report.

- 3.2 The applicant has submitted a Flood Risk Assessment, Drainage strategy, Transport Statement, Heritage Statement, a Design and Access Statement, Energy Statement, Noise Impact Assessment and Planning Statement to accompany the application.

4. RELEVANT PLANNING HISTORY

- 4.1 The following history is considered relevant to this application:

Reference	Details
RU.83/0901	Erection of an extension of approximately 102 sq ft gross floor area to form ladies toilets and formation of two new internal door openings - Grant Consent subject to conditions January 1984
RU.84/0505	Extension and alterations to existing toilets, internal alterations to increase bar area by approximately 245 sq ft, together with the provision of 12 car parking spaces (amplified by letter dated 9.8.84 and plan no. C1674/4C received 9.8.84) – Grant Consent subject to conditions September 1984
RU.92/0756	Removal of rear boundary wall to garden of Railway Public House to allow parking access a& landscaping in respect of proposed redevelopment to provide new office buildings, refurbish public house & new res flats & old persons dwellings – Grant Consent subject to conditions April 1993
RU.95/0938	Provision of new external signage, internal refurbishment of Public House and provision of new window and internal refurbishment of detached function room – Grant Consent subject to conditions December 1995
RU.95/0984	Formation of new window in south west elevation and provision of external wall cladding to function room, replacement fencing and pergola. (Amended description 04.12.95) – Grant Consent subject to condition December 1995
RU.99/0022	Redecorate all external surface & repair existing guttering, reinstatement of etched glazing to g.f. windows & doors & internal alterations including new bar, re-opening doorway and erection of stud walls. (revised 22/07/99) – Grant Consent subject to conditions September 1999
RU.99/0384	Fixing advertisements and lights to the exterior. K/as The New Railway Public House – Grant Consent subject to conditions December 1999
RU.99/1119	Internal alterations including removal of dividing wall/screen and boarding up of existing opening and internal redecoration. Also external decoration and fixing of new signage and lighting – Grant Consent subject to conditions March 2000
2015	A Listed Building Enforcement Notice was served on 5 February 2015 against unlawful works to the listed building; the Notice was complied with and remedial works were undertaken by the then owner

5 SUMMARY OF MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework and Guidance.
- 5.2 The Runnymede 2030 Local Plan was adopted on 16 July 2020 and the policies have to be read as a whole. Any specific key policies will be referred to in the planning considerations.
- 5.3 SPGs which might be a material consideration in determination: Householder Guide (July 2003); Parking Standards 2001

6. CONSULTATIONS CARRIED OUT

6.1 Consultees responses

Consultee	Comments
English Heritage/Historic England	Do not consider that it is necessary for this application to be notified to Historic England under the relevant statutory provisions,
RBC Conservation Officer	Do not consider the flat block would seriously harm the setting of the listed building which is principally a street- scape building. The benefits of the removal of the current rear outbuildings of the listed building, together with the removal of the hostel block would outweigh any minor disadvantages.

RBC Deputy Direct Services Manager	No objections and has given advice
Thames Water	Objection – concern about impact on residents from nearby pumping station – officer comment: it appears that there may be an error in Thames Water’s response as the pumping station is 84 metres to the south west of the site
SCC Archaeology	No objection – site lies outside area of archaeological potential
SCC County Highway Authority	No objection subject to conditions
SCC Drainage	No objections subject to conditions
SCC Education	Sets out contribution required

6.2 Representations and comments from interested parties

21 Neighbouring properties were consulted in addition to being advertised on the Council’s website and 1 letters of representation have been received in regard to the original scheme

- Egham Residents Association – Object to the design of the proposed development, needs to empathise with the listed building.

7. PLANNING CONSIDERATIONS

- 7.1 In the determination of this application regard must be had to the Development Plan and National policy within the NPPF. The application site is located within the urban area where the principle of such development is considered to be acceptable subject to detailed consideration. This must be considered in light of the presumption in favour of sustainable development advocated by the NPPF. Special regard has to be given to the protection of heritage assets. The key planning matters are the acceptability of the proposed uses within the town centre, impact of the proposed conversion and associated works on the listed building, the impact of the proposed redevelopment of the rear of the site on the setting of the listed building, impact on the character and appearance of the area, acceptability of the amenities for future occupiers, impact on residential amenities for existing neighbouring occupiers, flooding, highways and parking,
- 7.2 The site lies at the western end of the defined Egham Town Centre boundary and the proposed residential and commercial uses are within the definition of ‘town centre uses’ as set out in the NPPF. Policy IE5 directs town centre uses to town and local centres, and therefore this application is fully compliant with this policy. The site is not within a defined shopping area so there are no conflicts with the Local Plan strategy of maintaining retail uses. However, the proposed range of Class E uses (Commercial, Business and Service) on the ground floor of the Listed Building fronting Station Road will ensure the vitality and viability of the town centre is maintained. Policy IE6 encourages residential use on upper floors, and again, the application is fully consistent with this policy. There are commercial businesses in the area, including the builders yard to the south, but increasingly the vicinity of the site is becoming more residential in use and character, and subject to noise considerations later in the report, it is considered that a mix of commercial and residential uses within the site is appropriate for the location. The provision of new residential flats in the town centre, which is a sustainable location, also complies with Policy SD1. The proposal would provide 14 flats but there are 5 existing flats at the site (one in the listed building and four in the annexe building) therefore there would be a net increase of 9 flats at the site, which is below the threshold for affordable housing in Policy SL20.
- 7.3 The Council’s Conservation Advisor has reviewed the proposals for the works to the Listed Building and the new building at the rear. He considers that the removal of the unsightly buildings at the rear is a positive benefit and will enhance the setting of the listed building, Although the new building will be of significant scale, it is considered that its design with low roof profile would ensure that the building would not visually overwhelm the listed building. The Conservation Advisor therefore advises that he does not consider the building would materially harm the setting of the listed building which is principally a street-scape building. He considers the benefits of the scheme clearly outweigh any minor disadvantages. The redevelopment of the rear of the site would include new paving and landscaping, to create a ‘mews style’ development, which would sit comfortably with the Listed Building. It would be marginally higher than the listed building but not harmfully so. It is therefore considered the proposal maintains the significance of the listed building, and the improvements to the quality of the appearance of the site are major benefits which can carry significant weight. Given the history of the frontage building, full details of how the building is to be refurbished for its future use will be necessary, and these can be secured by condition. The proposal is considered to comply with Policy EE4 and the NPPF.
- 7.4 The new building will be raised above ground level to address flood risk, and with its low profile mansard-style roof would be 9.77m at the eastern end rising to 10.04m at the western end as ground levels lower.

There would be three levels of accommodation, with the third level being within the roof. There would be balconies, and external amenity space provided for some of the flats. The overall design approach is contemporary which is considered appropriate for the town centre location. There would be glimpses of the new building from Station Road, but these would not harm the street scene of Station Road. The main public view would be of the long flank elevation along the northern boundary which abuts a public footpath linking Station Road with the residential area to the west at Stoneyland Court. The building has few openings on this side elevation to protect the amenities of future occupiers, which results in a rather bland appearance. However, although this is a negative of the scheme, it is considered that as there would be limited views at pedestrian level, that this does not make the whole scheme unacceptable. The appearance of the development from within the new courtyard has been improved with the amended plans by providing additional soft landscaping. It is considered that the scheme overall makes good use of the land, and makes a positive contribution to the town centre, in accordance with Policy EE1.

7.5 Officers have carefully reviewed the proposed plans in respect of the internal and external amenities for the future occupiers. Plans have been amended to increase external space by use of larger balconies and use of flat roofs. There will be views into the parking areas and to towards the adjoining commercial use but these are common in town centres. The advantage is that the parking areas will have natural surveillance. The flats will comply with the internal space standards in Policy SL19 (many of the flats exceeding the minimum) apart from the existing studio flat within the listed building which is being retained and refurbished, and flat 9 which because it has a bathroom rather than a shower room just meets the minimum. It is also taken into account that three of the four existing units within the annexe building are substantially below the Council's minimum standard, and this scheme provides high quality accommodation. In addition, there would be limited but acceptable external amenity, particularly given the town centre location where this is not always possible. There would also be an acceptable relationship between the flats within the scheme with no harmful overlooking or loss of privacy. The application also proposes a flexible use of the ground floor of the listed building, which has previously been used as a pub and more recently a restaurant. Since 1 September 2020 when the Use Classes Order was amended, many town centre uses have been combined within a new Class E including a restaurant. This means that no planning permission would be required to change the use from a restaurant to, for example, a shop/office/gym/indoor sport/clinic/health centre/industrial process. Officers have therefore considered the compatibility of these uses with the residential flats proposed. The applicant has also considered this and advised that they will agree to a condition limiting to certain uses. This is in the interests of the occupiers of the flats, and also considering the internal features of the listed building as some uses may put historic features of the building at risk. The uses would be restricted to

- (a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public,
- (c) for the provision of the following kinds of services principally to visiting members of the public—
 - (i) financial services,
 - (ii) professional services (other than health or medical services), or
 - (iii) any other services which it is appropriate to provide in a commercial, business or service locality,
- (e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,
- (g) for—(i) an office to carry out any operational or administrative functions,

Subject to this, it is considered the range of uses for the ground floor of the pub would not have a harmful impact on the residential amenities of the occupiers of the flats.

7.6 The applicant has also considered refuse arrangements for the pub. There may some noise experienced from the operation of the builder's yard to the south, but there are buildings within the yard which will provide a degree of screening. The applicant submitted a detailed Noise Assessment which has considered external noise sources including road, air and noise from the builder's yard, and also plant serving the ground floor of the frontage building if a restaurant. The report recommends suitable mitigation in the building fabric and windows/doors. Thames Water have raised concerns that the occupiers will experience noise from a nearby pumping station but have given no details of noise levels and the distance they have quoted (15m) is not correct – the true distance from the site to the pumping station at Stoneyland Road is 84 m, which is more than sufficient to avoid harmful noise impacts. It has to be taken into account that the site is within a busy town centre location with multiple noise sources, including traffic noise, and the noise from the builder's yard. Officers therefore consider that overall, the living environment of the future occupiers will be suitable in the town centre location with no conflict with Policy EE2, and that there will be a good standard of amenity in accordance with Policy EE1.

- 7.7 In respect of impact on residential neighbours close to the site, the applicant has fully considered these, in particular Nos. 17- 20 Stoneylands Court immediately to the west. The windows and balconies have been oriented away from these neighbours, or with screens on balconies to protect the privacy of occupiers. The proposed building is of sufficient distance from Stoneylands Court to avoid harm to outlook. No other residential neighbours are affected. The proposal complies with Policy EE1.
- 7.8 The application site lies within Flood Zone 2 and the applicant has carried out an extensive Flood Risk Assessment and a fully detailed Sequential Test, as well as submitting a drainage strategy and sustainable drainage information. The applicant has concluded that there are no other suitable available sites in the borough outside the flood zone, and officers are therefore satisfied that the scheme has passed the Sequential Test. The detailed FRA explains how the finished floor levels will be raised to take into account flood levels and climate change in accordance with the NPPF. The FRA also considers flood plain storage. There are existing buildings within the site that affect the capacity of the site for flood water storage. Although there will be an increase in floorspace within the site, the building will incorporate voids. The FRA has calculated that there will be a betterment in flood storage capacity within the site due to the floodable void space. Again, the FRA has provided details of these voids and also their maintenance to ensure they do not become obstructed, which will be managed as part of the overall management of the development. There is a safe means of escape from the development going south along Station Road and then turning along Rusham Road. The FRA considers the hazard rating of this route and concludes that this is a very low hazard route. The applicant has therefore carried out a very extensive analysis of flood risk at the site, and no further information is necessary in order that compliance with Policy EE13 is achieved. The development is considered to be safe for future residents, with no harmful impacts on flood risk to neighbouring properties. In relation to surface water drainage, with the detailed information provided, SCC as LLFA advise that they are satisfied that the drainage scheme meets national requirements, and have recommended conditions. In respect of flood risk and drainage, it is considered that the proposed development has satisfied Policy EE13 and the NPPF.
- 7.9 The site lies within a highly sustainable location in Egham town centre, with public transport options close at hand, the station being a short distance to the town, and bus stops on Vicarage Road just to the north. The applicant has submitted a detailed Transport Statement. The application proposal would not have any parking spaces allocated for the ground floor use of the listed building but there are plenty of public car parking spaces in the vicinity. There would be 8 parking spaces for the 14 flats, and these would be managed by the developer/managing agent. Although there would not be one space for every flat, or for visitors, it is considered that the amount of parking is acceptable in this location. In addition cycle spaces will be provided. The County Highway Authority also considers the site is well located such that occupiers would not be reliant on personal transport. They have advised that there are no objections on safety, capacity or policy grounds, and have recommended conditions for a Construction Transport Management Plan and for each parking space to have an electric vehicle charging point. This would be in excess of SCC current parking guidance, and at odds with schemes recently approved by the committee. It is therefore considered that a condition requiring 20% of the parking spaces to have charging points is reasonable (ie 2 spaces). Subject to these, it is considered that the proposal complies with Policy SD4.
- 7.10 The applicant has submitted an Energy Statement which addresses Policies SD7 and SD8 in terms of reducing energy usage. The scheme will include photovoltaic panels, and a combined air source heat pump/heat recovery system, and well as highly insulated walls. Secondary glazing will be incorporated into the listed building, and details of this will be needed to ensure the fabric and integrity of the listed building are not harmed. The pvs would not harm the setting of the listed building. It is considered the applicant has fully considered the energy aspects of the development. Conditions are recommended in respect of water efficiency measures and biodiversity. Policy SD7 has been complied with. The applicant has undertaken a desk study in respect of contamination and the report recommends intrusive surveys which can be secured by condition in compliance with Policy EE2.

8. PLANNING OBLIGATIONS/COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 8.1 The proposal is CIL liable.

9. EQUALITY AND HUMAN RIGHTS CONSIDERATIONS

- 9.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any person's rights under the Convention.

Consideration has been given to s149 of the Equality Act 2010 (as amended), which has imposes a public sector equality duty that requires a public authority in the exercise of its functions to have due regard to the need to:

- (a) Eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
- (b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

It is considered that the decision would have regard to this duty.

10. CONCLUSIONS

- 10.1 The proposed refurbishment of the listed building will enable new uses to take place which will enhance the listed building and ensure its future maintenance, as well as contribute to the vitality of Station Road. The redevelopment of the rear will significantly improve the appearance of the site and significantly enhance the setting of the listed building. The development will result in an increase in residential homes in Egham Town Centre in compliance with Policy SD1. The applicant has given careful thought to the design of the scheme with good standard of amenity given the town centre location, and it is considered that this is appropriate to the site and the location, incorporating sustainability measures as well as some private parking. The applicant has also fully considered technical aspects of flooding and contamination, and noise. It is considered the development makes effective and efficient use of the land and will contribute to the vitality and viability of Egham Town Centre.
- 10.2 The development has been assessed against the following Development Plan policies – SD1, SD3, SD4, AD5, SD7, SD8, SL19, SL20, EE1, EE2, EE3, EE4, EE9, EE13, IE5, IE6 of the Runnymede 2030 Local Plan, the policies of the NPPF, guidance in the PPG, and other material considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The decision has been taken in compliance with the requirement of the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

11. FORMAL OFFICER RECOMMENDATION

The CHDMBC be authorised to grant planning permission subject to the following planning conditions:

- 1 Full application (standard time limit)

The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.

- 2 List of approved plans

The development hereby permitted shall not be carried out except in complete accordance with the following approved plans

1446: 001RevA -007RevA inc, 012 Rev A-018 Rev A inc, 025 Rev B - 032 Rev B inc, 033 Rev C - 034 Rev C inc, 035 Rev A - 037 Rev A inc, 038 Rev B, 039 Rev A, 040 - 042 Rev A, 043 Rev B

Energy Statement 21/9/2020; Surface Water Drainage Summary Pro Forma 17/9/2020; Drainage Strategy Report September 2020; Flood Risk Assessment September 2020 and Appendices, Environment Agency Data Product 4 and Sequential Test

Desk Study Report 18/9/2020

Noise Impact Assessment September 2020

Design and Access Statement September 2020

Planning Statement September 2020

Heritage Statement September 2020

Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance in the NPPF.

3 External materials (details required)

Before the above ground construction of the new residential development hereby permitted is commenced, details of the materials to be used in the external elevations shall be submitted to and approved by the Local Planning Authority and no variations in such materials when approved. Development shall be carried out in accordance with the approved details.

Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

4 Electric vehicle charging points (20% of spaces)

Electric vehicle charging points shall be provided to 20% of the available spaces. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. In addition, a further 20% of the available spaces shall be provided with a power supply (feeder pillar or equivalent) permitting future connection for electric vehicle charging. The charging points shall be retained for the lifetime of the development.

Reason: To ensure sustainable design and to comply with Policy SD7 of the Runnymede 2030 Local Plan and guidance in the NPPF.

5 Renewable energy (details required)

Prior to the first occupation of the development hereby approved, further to the Energy Statement information, details of the chosen renewable energy/low carbon technology to be used, including details of appearance and siting, and if emanating noise, details of noise attenuation if required, shall be submitted to and approved in writing by the Local Planning Authority.

Development shall be carried out in accordance with the approved details and thereafter retained, maintained and operational unless otherwise agreed in writing by the LPA.

In the event of air or ground source heat pumps being the chosen renewable energy measure, details shall be submitted to and approved in writing by the LPA prior to installation. Details shall include acoustic data to demonstrate that there will be no increase in the background noise level and that there will be no tonal noise emitted from the unit, as well as details of the location of the unit(s) and the distance to the closest dwelling.

Reason: To ensure that a minimum of 10% of the energy requirement of the development is produced by on-site renewable energy sources/low carbon technology and to protect the amenities of occupiers of nearby properties and to comply with Policies SD7, SD8 and EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

6 Water efficiency

Prior to the first use/occupation of the development hereby permitted, details of the water efficiency measures and rainwater harvesting shall be submitted to and approved in writing by the Local Planning Authority. Such details as shall be approved shall be fully implemented and retained for the lifetime of the development

Reason: In order to achieve water efficiency and sustainable development and to comply with Policy SD7 of the Runnymede 2030 Local Plan and guidance within the NPPF.

7 Ventilation scheme (passive or mechanical fresh air systems)

Prior to the commencement of above ground construction of the new residential development, a scheme to ventilate the proposed properties, to include provision of suitable passive or mechanical fresh air ventilation systems within all habitable rooms of the building, including kitchens and bathrooms, to ensure adequate ventilation when windows are closed, shall be submitted to and approved in writing by the Local Planning Authority.

Such measures as shall be approved shall be fully installed prior to first occupation of the development and shall be retained for the lifetime of the development.

Reason: To prevent exposure to poor air quality that would otherwise have an adverse impact on health and quality of life of people living in the development and to comply with Policy EE2 of the Runnymede 2030 Local Plan and guidance in the NPPF.

8 Landscaping

- a. No above ground development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority (LPA) and these works shall be carried out as approved prior to the first occupation of the development. This scheme shall include indications of all changes to levels, hard surfaces, walls, fences, access features, minor structures, the existing trees and hedges to be retained, together with the new planting to be carried out and details of the measures to be taken to protect existing features during the construction of the development.
- b. All hard and soft landscaping works shall be carried out in accordance with the approved details. Arboricultural work to existing trees shall be carried out prior to the commencement of any other development; otherwise all remaining landscaping work and new planting shall be carried out prior to the occupation of any part of the development or in accordance to the timetable agreed with the LPA. Any trees or plants, which within a period of five years of the commencement of any works in pursuance of the development die, are removed, or become seriously damaged or defective, shall be replaced as soon as practicable with others of similar size and species, following consultation with the LPA, unless the LPA gives written consent to any variation.

Reason: To preserve and enhance the character and appearance and biodiversity of the surrounding area and to comply with Policies EE1, EE9 and EE11 of the Runnymede 2030 Local Plan and guidance within the NPPF.

9 Site characterisation

No development must take place until an assessment of the nature and extent of contamination on the site has been submitted to and approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and shall assess any contamination on the site whether or not it originates on the site. The report of the findings must include:

- a. a survey of;
- b. the extent, scale and nature of contamination;
- c. an assessment of the potential risks to:
 - i. human health;
 - ii. property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;
 - iii. adjoining land;
 - iv. ground waters and surface waters;
 - v. ecological systems;
 - vi. archaeological sites and ancient monuments.

Reason: To ensure that risks from land contamination to the future users of the land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Policy EE2 of the Runnymede 2030 Local Plan and guidance within the NPPF.

10 Remediation scheme (submission)

If found to be required, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal and remedial options, proposal of the preferred option(s), a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination to the future users of the land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Policy EE2 of the Runnymede 2030 Local Plan and guidance within the NPPF.

11 Remediation scheme (implementation)

If found to be required, the remediation scheme shall be implemented in accordance with the approved timetable of works. Within 2 months of the completion of measures identified in the approved remediation scheme, a verification report (or validation report) that demonstrates the effectiveness of the remediation carried out must be submitted to the Local Planning Authority in writing for approval.

Reason: To ensure that risks from land contamination to the future users of the land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Policy EE2 of the Runnymede 2030 Local Plan and guidance within the NPPF.

12 Encountered contamination

In the event that contamination that was not previously identified is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority (LPA), and development must stop on that part of the site. An assessment must be undertaken in accordance with the requirements of Condition 9 above, or otherwise agreed in writing and where remediation is necessary, a remediation scheme, together with a timetable for its implementation must be submitted to and approved in writing by the LPA in accordance with the requirements of Condition 9 in the form of a Remediation Strategy which follows DEFRA guidance. The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of the measures identified in the approved remediation scheme, a validation (or verification) plan and report must be submitted to and approved in writing by the LPA.

Reason: To ensure that risks from land contamination to the future users of the land are minimised, together with those to controlled waters, property and ecological systems and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Policy EE2 of the Runnymede 2030 Local Plan and guidance within the NPPF.

13 Restriction on use

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending or re-enacting that Order with or without modifications) or the provisions of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, the premises shall only be used for the following purposes within Class E:

- (a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public,
- (c) for the provision of the following kinds of services principally to visiting members of the public-
 - (i) financial services,
 - (ii) professional services (other than health or medical services), or
 - (iii) any other services which it is appropriate to provide in a commercial, business or service locality,
- (e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,
- g) for-
 - (i) an office to carry out any operational or administrative functions,

and for no other purpose (including any other purpose in Class E of the Schedule of the Town and Country Planning (Use Classes) Order 1987 as amended by the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, without the prior approval in writing of the Local Planning Authority.

Reason: In the interest of the amenities of the future residential occupiers and to protect the fabric and integrity of the listed building and to comply with Policies EE1, EE2 and EE4 of the Runnymede 2030 Local Plan and guidance within the NPPF.

14 Construction transport management plan

No development shall commence until a Construction Transport Management Plan, to include details of

- a. parking for vehicles of site personnel, operatives and visitors;
- b. loading and unloading of plant and materials;
- c. storage of plant and materials;

- d. programme of works (including measures for traffic management);
- e. provision of boundary hoarding behind any visibility zones;
- f. measures to prevent the deposit of materials on the highway;
- g. before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused;
- h. on-site turning for construction vehicles;

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to comply with Policy SD4 of the Runnymede 2030 Local Plan and guidance within the NPPF.

15 Parking and turning/retention of parking and turning

- (a. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles and cycles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. All cycle parking shall be secure, covered and lit. Thereafter the vehicle/cycle parking areas shall be retained and maintained for their designated purpose(s).

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, and to encourage sustainable travel and to comply with Policies SD3 and SD4 of the Runnymede 2030 Local Plan and guidance within the NPPF.

16 Listed Building - Heritage Statement

The alterations to the listed building hereby permitted shall be executed fully in accordance with the proposed works as set out in the submitted Heritage Statement dated September 2020.

Reason: To ensure the satisfactory appearance of the Listed Building and to maintain its character and to comply with Policy EE4 of the Runnymede 2030 Local Plan and guidance within the NPPF.

17 Listed Building (window details)

Prior to the commencement of the works to the listed building hereby approved, details of the design and materials to be used for the proposed secondary glazing to windows in the Listed Building shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the satisfactory appearance of the Listed Building and to maintain its character and to comply with Policy EE4 of the Runnymede 2030 Local Plan and guidance within the NPPF.

18 Biodiversity

The above ground construction of the development hereby approved shall not commence until details of the measures to improve and enhance biodiversity at the site have been submitted to and approved in writing by the Local Planning Authority. Such details as shall be approved shall be fully implemented prior to the first use or occupation of the development.

Reason: To enhance the biodiversity of the site and to comply with Policies EE9, EE11 and EE12 of the Runnymede 2030 Local Plan and guidance within the NPPF.

19 Storage of spoil post completion (sites wholly within floodplain)

Upon completion all spoil and building materials stored on site before and during construction shall be removed from the area of land liable to flood.

Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity and to comply with Policy EE13 of the Runnymede 2030 Local Plan and guidance within the NPPF.

20 Flood risk management plan

Prior to the first occupation of any of the new residential units, a Flood Risk Management Plan (FRMP) shall be submitted to and approved in writing by the Local Planning Authority. The FRMP shall provide

a householder pack which shall include details of how this pack will be made available to the first and subsequent occupiers, and include details of a safe escape route.

Reason: In the interests of the safety of future occupiers and to comply with Policy EE13 of the Runnymede 2030 Local Plan and guidance within the NPPF.

21 Steps and ramps

Any steps or ramps must have an open construction.

Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity and to comply with Policy EE13 of the Runnymede 2030 Local Plan and guidance within the NPPF.

22 Voids (new residential buildings)

The new residential buildings hereby approved shall be constructed with underfloor voids, and with the underside of the floor structure as set out in the submitted Flood Risk Assessment. The voids shall be retained thereafter clear and free of impediment in accordance with the management proposals as set out in the Submitted Flood Risk Assessment.

Reason: To prevent the increased risk of flooding due to impedance of flood waters and reduction of flood water storage capacity, taking into account the effects of climate change, and to comply with Policy EE13 of the Runnymede 2030 Local Plan and guidance within the NPPF.

23 SuDS

The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non- Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

- a) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.
- b) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate as close to the pre-development Greenfield run- off rate.
- c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
- d) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.
- e) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- f) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site, to provide a sustainable development and to

24 SuDS

Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site, to provide a sustainable development

and to comply with Policies SD7, EE12 and EE13 of the Runnymede 2030 Local Plan and guidance within the NPPF.

Informatives:

- 1 **Summary of Reasons to Grant Consent**
The decision has been taken in compliance with the requirement in the NPPF to foster the delivery of sustainable development in a positive and proactive manner.
- 2 **Environment Agency Informative (EA Floodplain Maps)**
The Environment Agency's Indicative Floodplain Maps provide a general overview of areas of land in natural floodplains and therefore potentially at risk of flooding from rivers. To find out more information about where your property lies within the floodplain, investigate the Agency's website www.environment-agency.gov.uk under the "What's in your backyard?" pages. Additional information on the IFM can also be found on the website. Alternatively, contact the Environment Agency's Floodline on 0845 988 1188.
- 3 **Environment Agency Informative - "Preparing for a Flood"**
The applicant is advised that this property lies within a floodplain. Practical advice on how to reduce flood damage to your property is available in a free document entitled "Preparing for a Flood" November 2007. Copies of "Preparing for a Flood" are available free of charge from the Environment Agency 24 hour "floodline" on 0845 988 1188 or on the Environment Agency website www.environment-agency.gov.uk/flood.
- 4 **SCC Informative - No Authority for Highway Works**
The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority Local Transportation Service before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
- 5 **SCC Informative - Dirt or Damage on Highway**
The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

COMMITTEE AGENDA REFERENCE: 5B

APPLICATION REF:	RU.20/1408
LOCATION	40 Station Road Egham TW20 9LF
PROPOSAL	Demolition and replacement of rear extension together with refurbishment and alterations of existing frontage listed building to maintain Use Class E accommodation at ground floor level with separately accessed studio apartment and 2 bedroom flat at first floor level. Demolition of non-listed, rear annexe building and the erection of new 3-storey residential building comprising 1 no. 2 bed flat, 10 no. 1 bed flats and 1 studio apartment with associated car and cycle parking, new services and hard and soft landscaping. (Listed Building Consent)
TYPE	Listing Building Consent
EXPIRY DATE	17 November 2020
WARD	Egham Town
CASE OFFICER	Stephanie Milne
REASON FOR COMMITTEE DETERMINATION	ASSOCIATED WITH PLANNING APPLICATION RU.20/1407
<i>If you have questions about this report please contact Ashley Smith, Christine Kelso or the case officer.</i>	

1. SUMMARY OF RECOMMENDATION

It is recommended the Planning Committee authorises the CHDMBC:	
1.	Grant subject to conditions

2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1 The report for RU.20/1407 provides details of the site.

3. APPLICATION DETAILS

- 3.1 This is an application for listed building consent for the refurbishment and conversion of the former public house, in association with redevelopment of the rear of the site for residential flats. Full details are provided in the report for RU.20/1407. The applicant has submitted a fully detailed Heritage Statement.

4. RELEVANT PLANNING HISTORY

- 4.1 The planning history is tabled in the report for RU.20/1407.

5 SUMMARY OF MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework and Guidance.
- 5.2 The Runnymede 2030 Local Plan was adopted on 16 July 2020 and the policies have to be read as a whole. Any specific key policies will be referred to in the planning considerations.

6. CONSULTATIONS CARRIED OUT

6.1 Consultees responses

Consultee	Comments
RBC Conservation Advisor	No objection
Historic England	No comments

6.2 Representations and comments from interested parties

The representations are summarised in the report for RU.20/1407.

7. PLANNING CONSIDERATIONS

- 7.1 In the determination of this application regard must be had to the Development Plan and National policy within the NPPF. Special regard has to be given to the protection of heritage assets. The applicant has provided a fully detailed Heritage Statement which explains the works necessary to refurbish the building and enable new uses. The Council's Conservation Advisor raises no objections. It is considered that the proposed works to the building will maintain and enhance the historic fabric and features of the building and maintain its significance as a heritage asset in accordance with the NPPF. The proposal is considered to comply with Policies EE3 and EE4.

8. EQUALITY AND HUMAN RIGHTS CONSIDERATIONS

- 8.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any person's rights under the Convention.

Consideration has been given to s149 of the Equality Act 2010 (as amended), which has imposes a public sector equality duty that requires a public authority in the exercise of its functions to have due regard to the need to:

- (a) Eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
- (b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

It is considered that the decision would have regard to this duty.

9. CONCLUSIONS

- 9.1 The proposed works to the listed building are acceptable and maintain the integrity of the listed building.
- 9.2 The development has been assessed against the following Development Plan policies – EE3 and EE4 of the Runnymede 2030 Local Plan, the policies of the NPPF, guidance in the PPG, and other material considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The decision has been taken in compliance with the requirement of the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

10 FORMAL OFFICER RECOMMENDATION

The CHDMBC be authorised to grant listed building consent subject to the following planning conditions:

- 1 Listed Building Consent (standard time limit)

The development for which consent is hereby granted must be commenced not later than the expiration of three years beginning with the date of this consent.

Reason: To accord with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2 Listed Building (making good)

Upon completion of the works hereby approved, any damage caused to the building by the works shall be made good within 2 months in accordance with a scheme submitted to and approved by the Local Planning Authority.

Reason: To ensure the satisfactory appearance of the Listed Building and to maintain its character and to comply with Policy EE4 of the Runnymede 2030 Local Plan and guidance within the NPPF.

3 List of approved plans

The alterations and works to the listed building hereby permitted shall be executed fully in accordance with the proposed works as set out in the submitted Heritage Statement dated September 2020 and shall not be carried out except in complete accordance with the following approved plans

Drawing No 1446-004 rev. A - Former Restaurant: Plans as Existing
Drawing No 1446-005 rev. A - Former Restaurant: Elevations as Existing
Drawing No 1446-006 rev. A - Former Restaurant: Sections as Existing
Drawing No 1446-012 rev. A - Former Restaurant: Proposed Demolition Plans
Drawing No 1446-025 rev. B - Former Restaurant: Ground & First Floor Plans as Proposed
Drawing No 1446-026 rev. B - Former Restaurant: Roof Plan as Proposed
Drawing No 1446-027 rev. B - Former Restaurant: Elevations as Proposed
Drawing No 1446-028 rev. B - Former Restaurant: Sections as Proposed
Drawing No 1446-043 rev. B - Former Restaurant: First Floor Balustrade to Entrance.

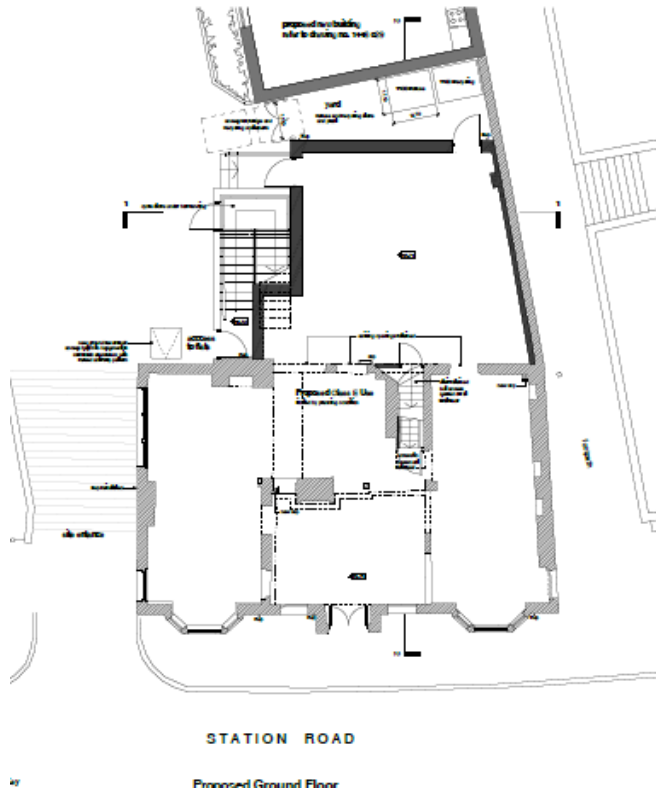
Reason: To ensure the fabric and integrity of the Listed Building are maintained and to comply with Policy EE4 of the Runnymede 2030 Local Plan and guidance in the NPPF.

4 Listed Building (window details)

Prior to the commencement of the works to the listed building hereby approved, details of the design and materials to be used for the proposed secondary glazing to windows in the Listed Building shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the satisfactory appearance of the Listed Building and to maintain its character and to comply with Policy EE4 of the Runnymede 2030 Local Plan and guidance within the NPPF.

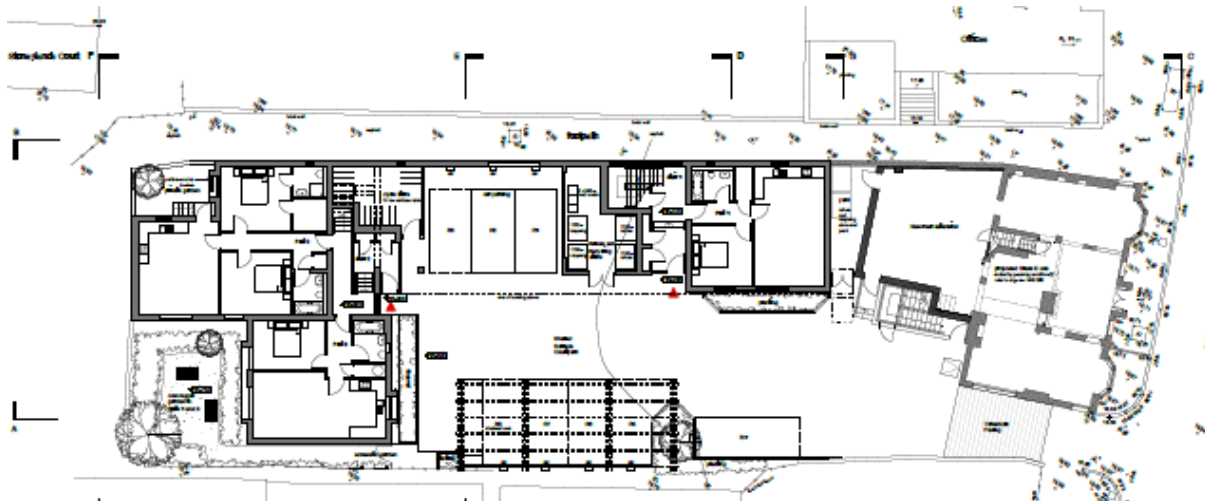
Proposed ground floor of listed building



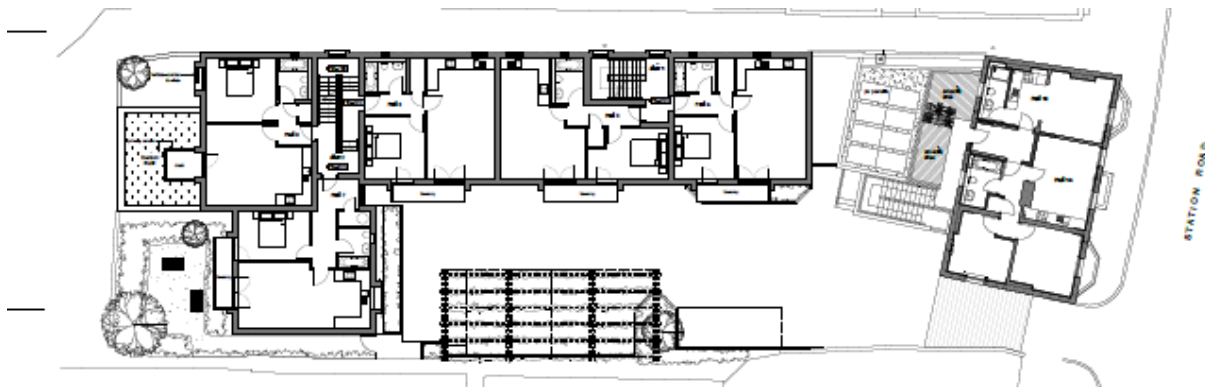
Proposed first floor of listed building



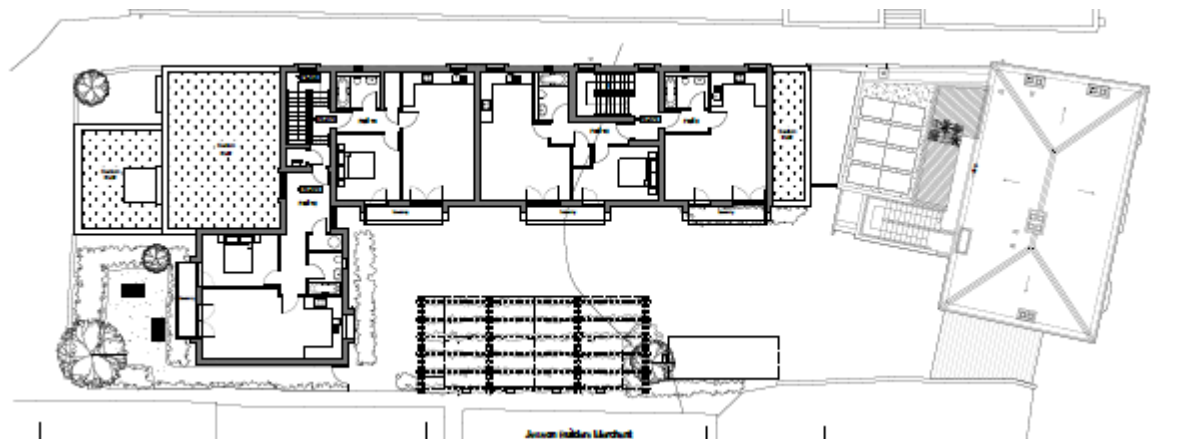
Site ground floor plan proposed



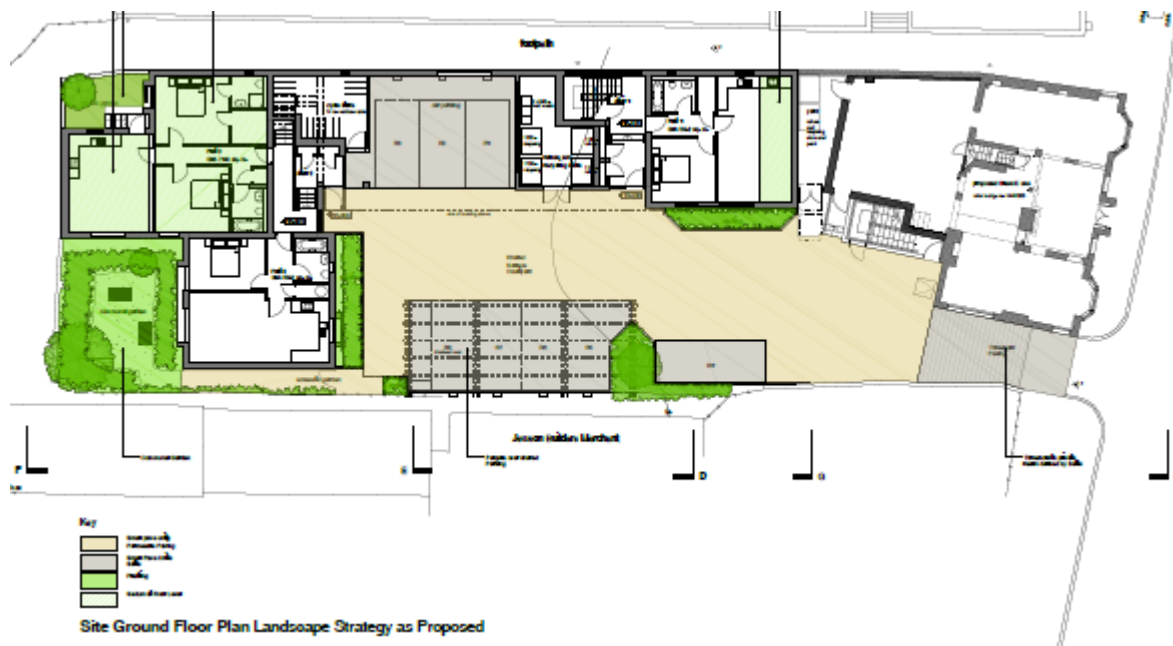
Site first floor plan proposed



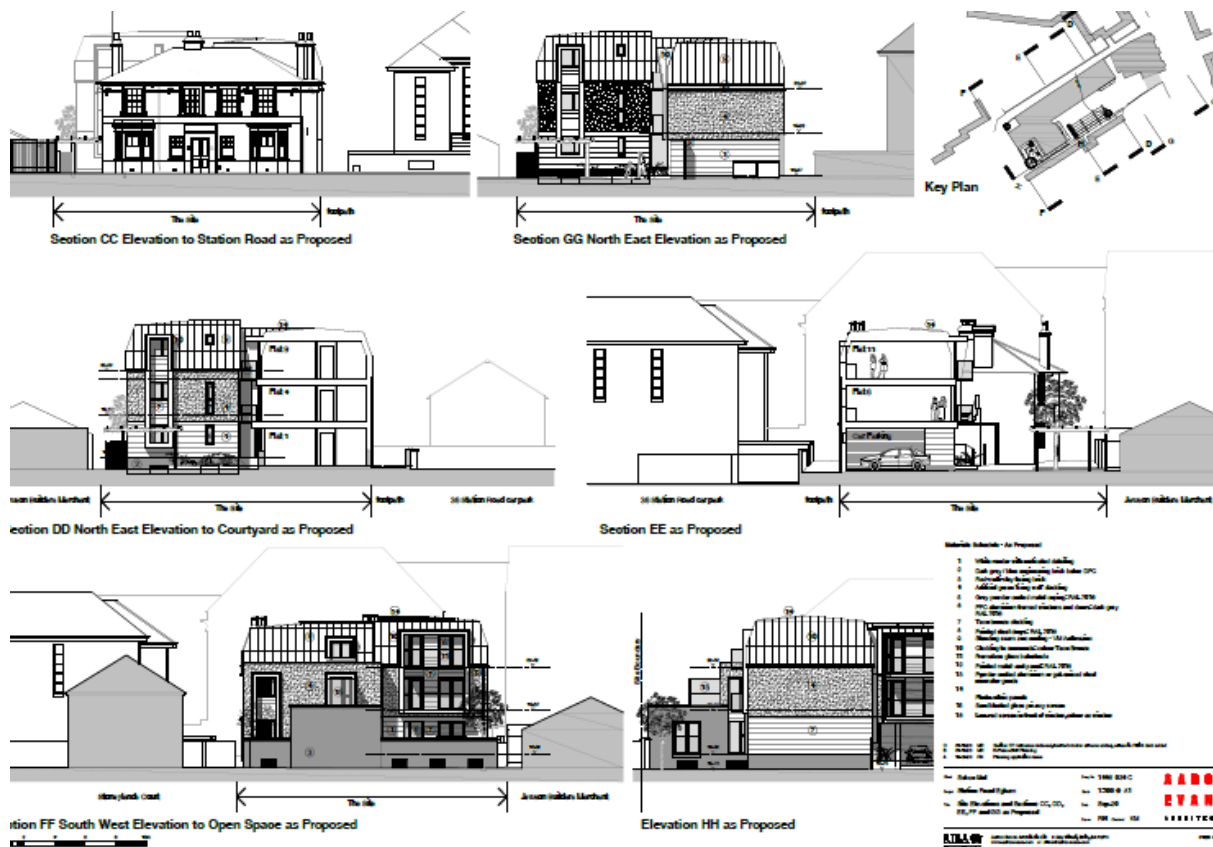
Site second floor plan proposed



Site layout and landscaping plan proposed



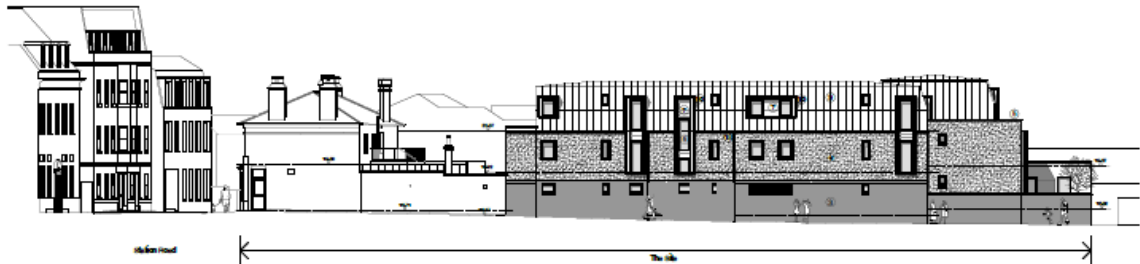
Selection of proposed elevations



Proposed internal and external elevations



Section AA South East Elevation to Courtyard as Proposed



Section BB North West Elevation to Footpath as Proposed

CGI View from Station Road

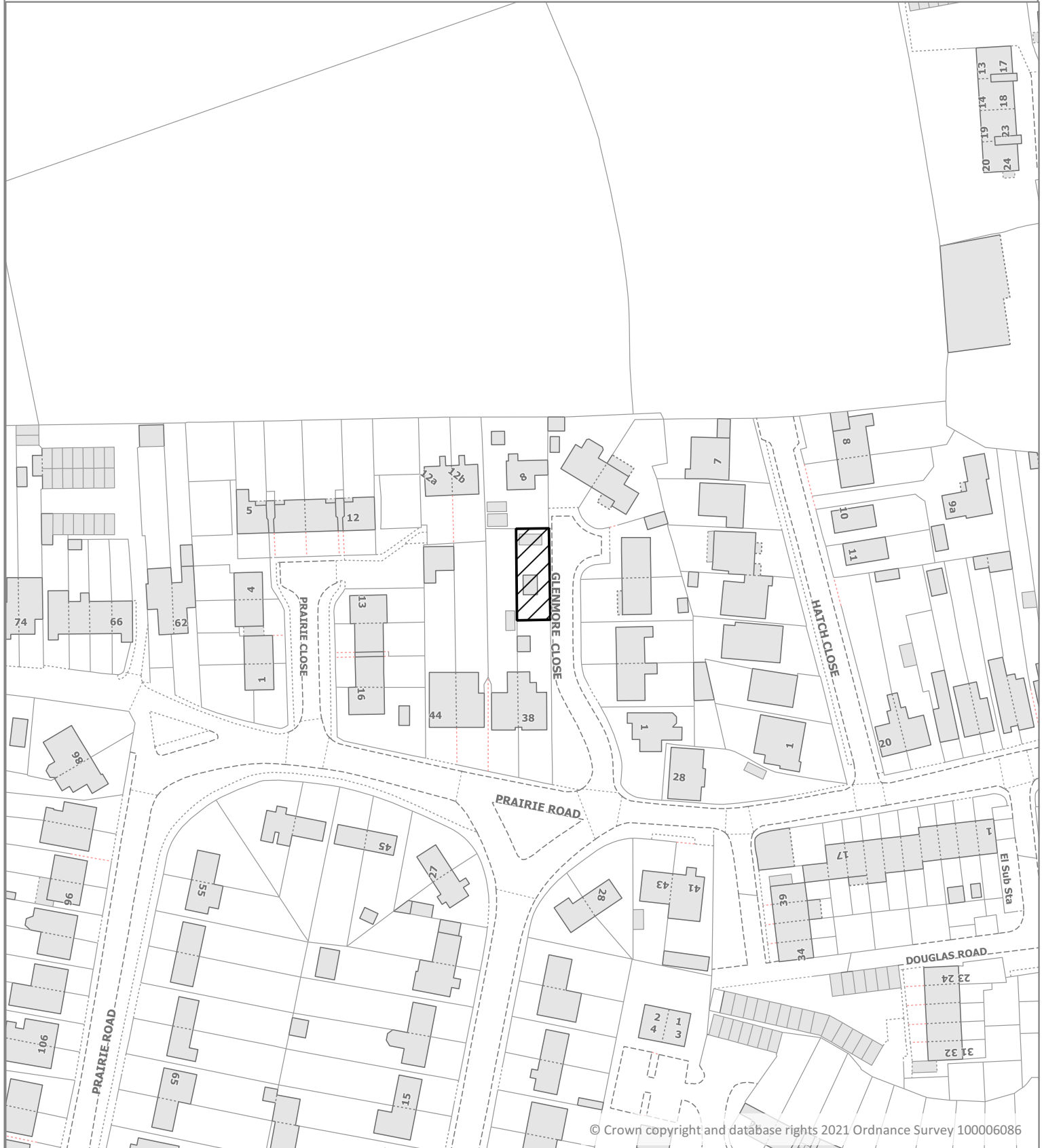
VIEW 1: From Station Road into entrance





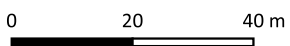
Date: 03/03/2021

38 Prairie Road



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Scale: 1:1,250



RU.20/1762



COMMITTEE AGENDA REFERENCE: 5C

APPLICATION REF:	RU.20/1762
LOCATION	38 Prairie Road Addlestone KT15 2TW
PROPOSAL	Proposed 1 bedroom bungalow with flat roof on excess land to rear of 38 Prairie Road.
TYPE	Full Planning Permission
EXPIRY DATE	08 February 2021
WARD	Addlestone North
CASE OFFICER	Jennifer Cade
REASON FOR COMMITTEE DETERMINATION	The number of objections received from separate households exceeds 2. A decision must therefore be made by the planning committee in accordance with the Council's scheme of delegation.
<i>If you have questions about this report please contact Ashley Smith, Christine Kelso or the case officer.</i>	

1. SUMMARY OF RECOMMENDATION

It is recommended the Planning Committee authorises the CHDMBC:	
1.	To grant permission subject to conditions

2. DETAILS OF THE SITE AND ITS SURROUNDINGS

2.1 The application site is a rectangular shaped plot that currently forms part of the rear garden area of 38 Prairie Road. The site currently has an existing garage and an existing tree along the northern boundary and several other outbuildings within the rear garden. The site is positioned south of 8 Glenmore Close (a 2 storey dwelling) but north of the dwellinghouse at 38 Prairie Road (a bungalow). The site is part bounded by a close boarded fence, with vehicle access onto Glenmore Close to the rear of the site and is located within the Urban Area of Addlestone.

3. APPLICATION DETAILS

3.1 This application seeks permission for a detached single storey dwelling on land to the rear of 38 Prairie Road, following the demolition of the existing garage on the site. The dwelling would have a flat roof and be orientated to face east onto Glenmore Close. The height would be 3.1 metres, depth of 6.4 metres and width of 9.9 metres. This application is a revised proposal seeking to overcome the reason for refusal of the previous application RU.19/0609. The scale of the dwelling has been reduced from two storey to single storey with no large gable and no first floor windows.

3.2 The plot size is approximately 184sqm and the dwelling would have a ground floor area of approximately 51sqm and would be sited close to the boundary with No. 40 Prairie Road to the west. The dwelling would be set back from Glenmore Close by 1.4 metres. There would be space on the norther side for the parking of one car and a private amenity space with a depth of 10 metres to the south. Refuse storage and a cycle store for 3 bikes are proposed along the eastern boundary. Some trees would have to be removed to facilitate the development.

4. RELEVANT PLANNING HISTORY

4.1 The following history is considered relevant to this application:

Reference	Details
RU.19/0609	Proposed 2 bedroom chalet bungalow on excess land to rear of 38 Prairie Road. Refused August 2019; <i>Reason for refusal:</i> 1. <i>The proposal by reason of the proximity of the proposed dwelling to the western boundary combined with the height of the gable roof on the side elevation close</i>

	<i>to the boundary would be overbearing and an unneighbourly form of development, with harm to the residential amenities of the occupiers of No. 40 Prairie Road, contrary to saved Policy HO9 of the Runnymede Borough Local Plan Second Alteration 2001 and the NPPF. It is acknowledged that substantial weight has to be given to the increase in the supply of homes in the borough, but it is considered that the benefits from the supply of one home are outweighed by the need to protect the amenities of the neighboring occupiers.</i>
RU.18/1448	Proposed 2 bedroom chalet bungalow on excess land to rear of 38 Prairie Road. Refused November 2018; Reasons for Refusal: <ol style="list-style-type: none"> <i>The proposal by reason of the proximity to the western boundary and the height of the gable roof would be overbearing and an unneighbourly form of development to no. 40 Prairie Road contrary to saved policy HO9 of the Runnymede Borough Local Plan Second Alteration 2001 and the NPPF.</i> <i>The proposal by reason of its restricted plot size, proximity to the boundaries of the site, height of dwelling and lack of generous private amenity space would represent a cramped and prominent form of development at odds with and failing to take the opportunity to improve the character and quality of the area, contrary to saved policies BE2 and HO9 of the Runnymede Borough Local Plan Second Alteration 2001 and the NPPF</i>
Planning applications relating to existing dwelling 38 Prairie Road:	
RU.20/1760	Single storey rear infill extension. Grant Consent- subject to conditions February 2021
RU.18/0947	Proposed lawful development Certificate to establish whether planning permission is required for a rear dormer and two rooflights on front roof slope. Grant Certificate of Proposed Lawfulness August 2018
CHE.21744	Erection of garage. Building Regs Only. Approve March 1969

5 SUMMARY OF MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework and Guidance.
- 5.2 The Runnymede 2030 Local Plan was adopted on 16 July 2020 and the policies have to be read as a whole. Any specific key policies will be referred to in the planning considerations.
- 5.3 SPGs which might be a material consideration in determination: Householder Guide (2003); Parking Standards (2001)

6. CONSULTATIONS CARRIED OUT

6.1 Consultees responses

Consultee	Comments
SCC County Highway Authority	no objection subject to conditions
RBC Tree Officer	No objection subject to conditions

6.2 Representations and comments from interested parties

8 Neighbouring properties were consulted in addition to being advertised on the Council's website and 3 letters of representation have been received in regard to the original scheme and can be summarised as follows:

- Materials is not specific and appears to be light weight construction which does not appear to comply with building regulations under Part L for Energy Conservation
- New property will require access from Glenmore Road for vehicles and pedestrians

- Concerns regarding misleading information on form
- Concerns regarding vehicle parking and street parking and congestion
- Concerns regarding biodiversity and protected species
- Long narrow garden not suitable for development
- Limited access for emergency vehicles due to on street parking problems
- Previous refusals
- Proposal bears no resemblance to other bungalows in the surrounding area
- Tree Report is out of date
- Green roof would become a fire hazard
- Proposal would provide no privacy to future occupants

The agent has submitted a response to the letters of representation received which is summarised below:

- Dwelling would be finished with a mix of white render and vertical timber cladding. The drawings do not indicate light weight construction
- Surrey Highways have raised no objection on highways grounds and are happy to comply with the conditions
- The site is not adjacent to farmland it has residential properties on all sides
- Many properties in the area feature timber cladding and/or render
- Roof has been amended to a flat roof following previous refusal to address overbearing nature to be half the previous proposed height
- Change in built up area will not change with outbuildings to be removed
- Parking and cycle store is sufficient for 1 bedroom house

7. PLANNING CONSIDERATIONS

- 7.1 In the determination of this application regard must be had to the Development Plan and National policy within the NPPF. The application site is located within the urban area where the principle of such development is considered to be acceptable subject to detailed consideration. This must be considered in light of the presumption in favour of sustainable development advocated by the NPPF. The key planning matters are the impact of the proposal on the visual amenities of the street scene and character of the area, the residential amenity of the future occupiers and neighbouring properties. Consideration is also given to the impact on the highway and parking provision. It is also considered whether the proposal has overcome the previous reason for refusal in respect of impact on neighbouring amenity.
- 7.2 The NPPF is clear that there is a presumption in favour of sustainable development, and the Runnymede 2030 Local Plan supports the increase in housing supply in the urban area. This is a site in the urban area which is not in Flood Zones 2 or 3, nor within a Conservation Area. The NPPF requires developments in residential gardens not to result in any greater harm than the existing. The site contains a single storey garage as existing, and the proposed development, being single storey, would not conflict with the NPPF in this respect, and complies with Policy SD1.
- 7.3 The proposed dwelling would front onto Glenmore Close, a small cul-de-sac containing 8 no. 1960s two storey dwellings which line the eastern side and northern end of the street and are set back from the highway with parking to the front and have hipped roofs that slope away from the road, with single storey building primarily garages. The application site is considered to provide sufficient space for a one bedroom dwelling, providing private amenity space and parking, considered to be in keeping with the surrounding area. The proposed dwelling would be sited close to the road frontage with Glenmore Close but would be in a similar building line to the existing dwelling and garage. The garage has not intrinsic design quality and does not contribute positively to the street scene and its removal is acceptable. The scale and design of the dwelling, a single level dwelling with a flat roof, is different to neighbouring dwellings. However it is considered that the low scale profile of the dwelling would ensure that the dwelling would not be obtrusive in the street scene such that the predominant character of Glenmore Close would remain, and would not be overwhelmed or changed by this proposal. The elevations would utilise render to match No. 38 Prairie Road and timber cladding which is utilised on neighbouring properties Nos 4 and 5 Glenmore Close. It is noted that solar panels are proposed on the flat roof of the proposed dwelling. Further details are required to ensure these will not have a negative impact on the visual amenities of the street scene, but it is a positive aspect of the scheme in compliance with Policy SD7. Therefore the proposal is not considered to be harmful to the street scene or the surrounding area and is considered to comply with Policy EE1.
- 7.4 In terms of amenities of future occupiers, the proposed dwelling would have a living/kitchen/dining area, bathroom and one bedroom with approximately 51sqm internal floor area, which meets the minimum requirement of the national space standards for this type of dwelling and complies with Policy SL19.

The dwelling would be sited 10 metres from the new internal boundary with No. 38 Prairie Road and this would provide an acceptable amount of private amenity space for the future occupiers. There is sufficient space to surrounding neighbours including No. 38 Prairie Road such that there would be no harmful overlooking to the garden or internal space of the proposed dwelling. Additionally, the dwelling will have reasonable outlook to habitable rooms. Therefore the proposal is considered to provide an acceptable level of internal and external amenity for future occupiers in compliance with Policy EE1.

- 7.5 With regard to neighbouring amenity, the previous application RU.19/0609 at two storey with large first floor windows, was refused for being an unneighbourly form of development with harmful impacts to the neighbouring property No. 40 Prairie Road due to the height of the gable roof in close proximity to the western boundary. The current proposal has been revised to have a flat roof of 3.1m which has significantly reduced the height compared to the previous refused scheme with a height of 6.4m. No windows are proposed on the western rear elevation and the dwelling would only be visible approximately 1.3 metres above the existing standard height fence. Given the distance of approximately 21 metres between the proposed dwelling and the rear of No. 40 Prairie Road this is considered to be an acceptable relationship such that the amenities of this neighbour would be maintained. It is considered the current application has therefore overcome the previous reason for refusal.
- 7.6 With regard to 38 Prairie Road, the subdivision of the plot of the existing dwelling will maintain a garden depth of 12 metres and there will be a separation distance of approximately 22 metres between the proposed dwelling and the existing dwelling. This is considered to be an acceptable neighbour relationship with no mutual overlooking or impact on outlook, and No. 38 Prairie Road will continue to have a good quality private garden. To the north, with regard to 8 Glenmore Close, there is a separation distance in excess of 12 metres between the front elevation of No. 8 and the side elevation of the proposed dwelling. The proposed dwelling is only single storey and has two windows on the northern side elevation facing No. 8 Glenmore Close. It is considered that due to the separation distance and boundary screening, this is considered to be an acceptable relationship such that there would be no harmful overlooking or loss of privacy, and no harm to the outlook of this neighbour. With regard to properties on the eastern side of Glenmore Close, there is a minimum separation distance of 15 metres and as the proposal is single storey the proposal is not considered to cause any harmful overlooking or loss of privacy, nor adverse visual impact. Therefore the proposal is not considered to have a harmful impact on the residential amenities of neighbouring properties and the proposal is considered to comply with Policy EE1 in this respect.
- 7.7 The development proposes one parking space on the northern side of the dwelling and combined with the access from Glenmore Close, is similar to the existing situation with the garage being accessed from the Close. The parking space is considered reasonable for a small one bedroom dwelling and in compliance with the Council's maximum parking standards. A condition can secure an electric vehicle charging point. The County Highways Authority have raised no objection and do not consider that the proposal would have a material impact on the safety and operation of the adjoining public highway in accordance with Policy SD4. The CHA are aware of comments made by residents referring to highways safety and capacity concerns. However, in the context of this proposal it is not considered that the resultant increase in trip movements on Glenmore Close would represent a significant or severe impact in terms of the NPPF. The plans show that a parking space would be provided within the retained rear garden of No. 38 Prairie Road (outside the application red line area) and the CHA also notes that a second dropped kerb is mentioned within the plans which does not appear to be in place at the current time. The applicant is advised that this would require appropriate authorisation from the CHA and an informative is recommended to advise the applicant of this. The CHA recommended a condition to secure details of visibility however, as Glenmore Close is a D classified road, no planning permission for any new access is required from RBC as local planning authority, nor would planning permission be required for any hardstanding within the rear garden, and therefore it is considered that such a condition cannot be imposed. However, the CHA have not raised objection in principle. In any event, there is also space within the frontage of No. 38 Prairie Road for parking. It is therefore considered that there would be acceptable parking availability for both the existing and proposed dwellings, and the application complies with Policy SD4.
- 7.8 The proposed development would include the removal of low category trees on the site, and the Council's Tree officer considered this loss of amenity to be minor, however can be mitigated by a landscaping scheme and new tree planting, which can be secured by a condition. This will also assist with biodiversity enhancement. Letters of representation raised concerns that the Arboricultural Report was out of date. An updated report has been submitted since the original application was made dated 9th February 2021. The Tree Officer considers that the updated supporting Arboricultural information is acceptable and will achieve better tree cover than that present on the site in the long term. Subject to conditions regarding tree planting, landscaping, and biodiversity, the proposal is considered to comply with Policies SD7, EE9 and EE11. Other conditions necessary to ensure the development complies with sustainable development policies are in respect of SUDs drainage and water efficiency in accordance with policies SD7 and EE13.

8. PLANNING OBLIGATIONS/COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 8.1 The proposal is CIL liable but would attract an exemption if the applicant claims a self-build exemption.

9. EQUALITY AND HUMAN RIGHTS CONSIDERATIONS

- 9.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any person's rights under the Convention.

Consideration has been given to s149 of the Equality Act 2010 (as amended), which has imposes a public sector equality duty that requires a public authority in the exercise of its functions to have due regard to the need to:

- (a) Eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
- (b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

It is considered that the decision would have regard to this duty.

10. CONCLUSIONS

- 10.2 The development is considered acceptable in terms of appearance and character of the area and with no harmful impacts on residential amenities, highways and trees. The development has been assessed against the following Development Plan policies -SD1, EE1, EE9, EE13, SD4, SD7, SL19 of the Runnymede 2030 Local Plan, the policies of the NPPF, guidance in the PPG, and other material considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The decision has been taken in compliance with the requirement of the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

11. FORMAL OFFICER RECOMMENDATION

The CHDMBC be authorised to grant planning permission subject to the following planning conditions:

- 1 Full application (standard time limit)

The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.

- 2 List of approved plans

The development hereby permitted shall not be carried out except in complete accordance with the following approved plans:

19.8813.09D, 19.8813.12B, 19.8813.11B, Planning, Design and Access Statement
OH/PD&A/8813/RevB received 14/12/2020

19.8813.10C, TPP-01A, Arboricultural Report AC.2021.063 received 10/02/2021

Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance in the NPPF.

- 3 External materials (details required)

Before the above ground construction of the development hereby permitted is commenced, details of the materials to be used in the external elevations shall be submitted to and approved by the Local Planning Authority and no variations in such materials when approved. Development shall be carried out in accordance with the approved details.

Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

4 Electric vehicle charging point

The development hereby approved shall not be occupied unless and until the proposed dwelling is provided with a fast charge socket (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: To ensure sustainable design and to comply with Policy SD7 of the Runnymede 2030 Local Plan and guidance in the NPPF.

5 Tree protection

Prior to the commencement of any works hereby approved, including demolition, and before any equipment, machinery or materials are brought on to the site, tree protective measures shall be installed in accordance with the approved Tree Protection Plan TPP-01A and Arboricultural Report AC.2021.063 received 10/02/2021.

The works shall be carried out in accordance with the approved protection plan and method statement. The protective measures shall remain in place until all works are complete and all machinery and materials have finally left site. Nothing shall be stored or placed in any area fenced in accordance with this condition, nor shall any fires be started, no tipping, refuelling, disposal of solvents or cement mixing carried out and ground levels within those areas shall not be altered, nor shall any excavation or vehicular access, other than that detailed within the approved plans, be made without the written consent of the LPA.

There shall be no burning within six metres of the canopy of any retained tree(s). Where the approved protective measures and methods are not employed or are inadequately employed or any other requirements of this condition are not adhered to, remediation measures, to a specification agreed in writing by the LPA, shall take place prior to first occupation of the development, unless the LPA gives written consent to any variation.

Reason: To protect the trees to be retained, enhance the appearance and biodiversity of the surrounding area and to comply with Policies EE1, EE9 and EE11 of the Runnymede 2030 Local Plan and guidance within the NPPF.

6 Landscaping

a. No above ground development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority (LPA) and these works shall be carried out as approved prior to the first occupation of the development. This scheme shall include indications of all changes to levels, hard surfaces, walls, fences, access features, minor structures, the existing trees and hedges to be retained, together with the new planting to be carried out and details of the measures to be taken to protect existing features during the construction of the development.

b. All hard and soft landscaping works shall be carried out in accordance with the approved details. Arboricultural work to existing trees shall be carried out prior to the commencement of any other development; otherwise all remaining landscaping work and new planting shall be carried out prior to the occupation of any part of the development or in accordance to the timetable agreed with the LPA. Any trees or plants, which within a period of five years of the commencement of any works in

pursuance of the development die, are removed, or become seriously damaged or defective, shall be replaced as soon as practicable with others of similar size and species, following consultation with the LPA, unless the LPA gives written consent to any variation.

Reason: To preserve and enhance the character and appearance and biodiversity of the surrounding area and to comply with Policies EE1, EE9 and EE11 of the Runnymede 2030 Local Plan and guidance within the NPPF.

7 Renewable energy (details required)

Prior to the first occupation of the development hereby approved, notwithstanding what is shown on the plans submitted with the application details of the chosen renewable energy/low carbon technology to be used, along with calculations demonstrating that 10% of the predicted energy consumption would be met through renewable energy/low carbon technologies shall be submitted to and approved in writing by the Local Planning Authority (LPA).

Development shall be carried out in accordance with the approved details and thereafter retained, maintained and operational unless otherwise agreed in writing by the LPA.

In the event of air or ground source heat pumps being the chosen renewable energy measure, details shall be submitted to and approved in writing by the LPA prior to installation. Details shall include acoustic data to demonstrate that there will be no increase in the background noise level and that there will be no tonal noise emitted from the unit, as well as details of the location of the unit(s) and the distance to the closest dwelling.

Reason: To ensure that a minimum of 10% of the energy requirement of the development is produced by on-site renewable energy sources/low carbon technology and to protect the amenities of occupiers of nearby properties and the visual amenities of the area, and to comply with Policies SD7 and EE1 of the Runnymede 2030 Local Plan and guidance within the NPPF.

8 Water efficiency

Prior to the first use/occupation of the development hereby permitted, details of the water efficiency measures and rainwater harvesting shall be submitted to and approved in writing by the Local Planning Authority. Such details as shall be approved shall be fully implemented and retained for the lifetime of the development

Reason: In order to achieve water efficiency and sustainable development and to comply with Policy SD7 of the Runnymede 2030 Local Plan and guidance within the NPPF.

9 Biodiversity

The above ground construction of the development hereby approved shall not commence until details of the measures to improve and enhance biodiversity at the site have been submitted to and approved in writing by the Local Planning Authority. Such details as shall be approved shall be fully implemented prior to the first use or occupation of the development.

Reason: To enhance the biodiversity of the site and to comply with Policies EE9, EE11 and EE12 of the Runnymede 2030 Local Plan and guidance within the NPPF.

10 SuDS (scheme for approval - pre-construction)

Prior to the commencement of construction of the development hereby approved, details of surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority (LPA). Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable

drainage system and the results of the assessment provided to the LPA. Where a sustainable drainage scheme is to be provided the submitted details shall:

- a. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- b. include a timetable for its implementation; and
- c. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Prior to the occupation of the buildings hereby approved the surface water drainage works shall be carried out and the sustainable urban drainage system shall thereafter be managed and maintained in accordance with the agreed management and maintenance plan.

Reason: To provide a sustainable development and to comply with Policies SD7, EE12 and EE13 of the Runnymede 2030 Local Plan and guidance within the NPPF.

Informatives:

1 Summary of Reasons to Grant Consent

The decision has been taken in compliance with the requirement in the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

2 Party Wall Act 1996

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

3 Land Ownership

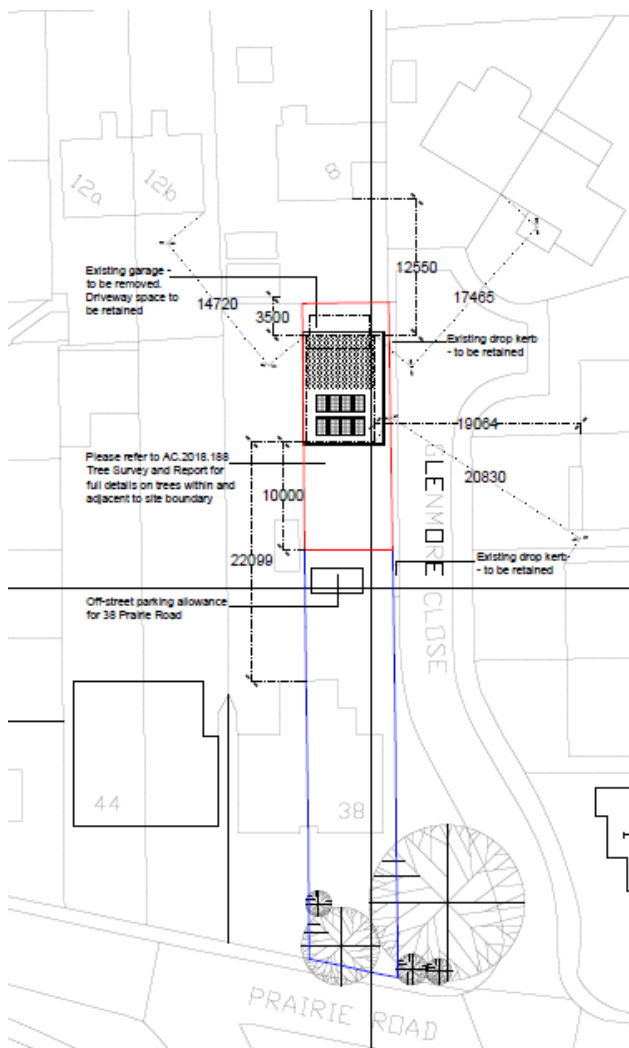
The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

4 New Vehicle Crossovers and Dropped Kerbs

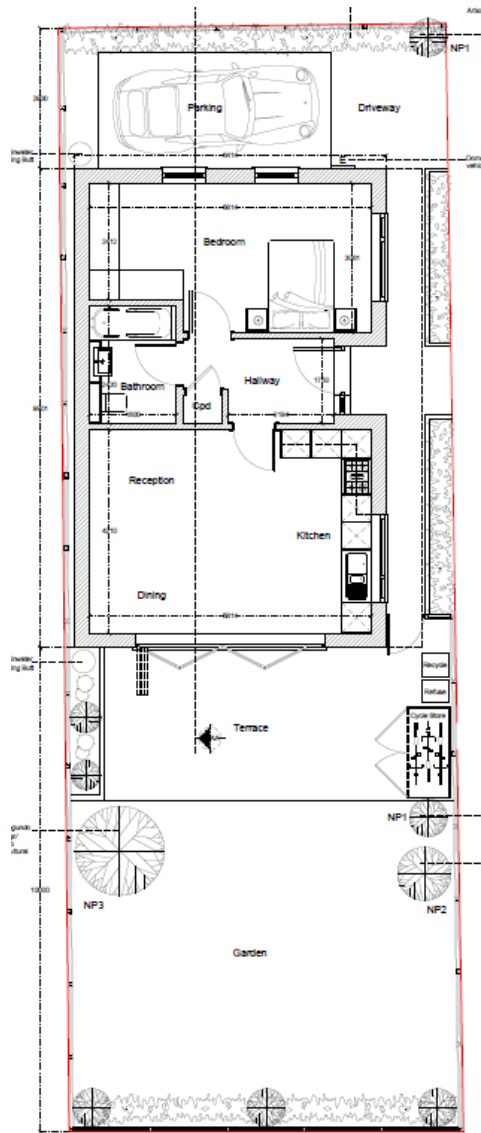
The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs.

5 Electric vehicle charging

It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.

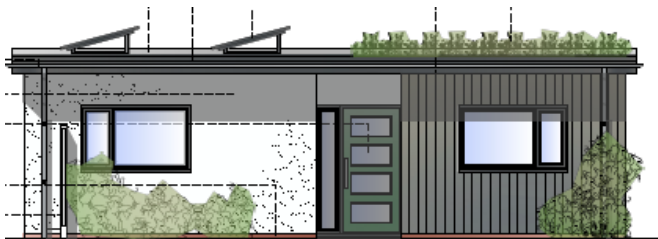


Proposed Site Plan



PROPOSED GROUND FLOOR PLAN

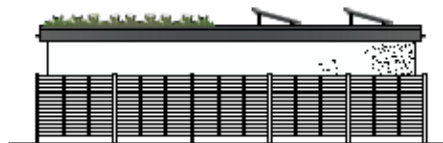
Proposed Floor Plan



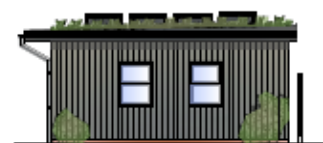
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



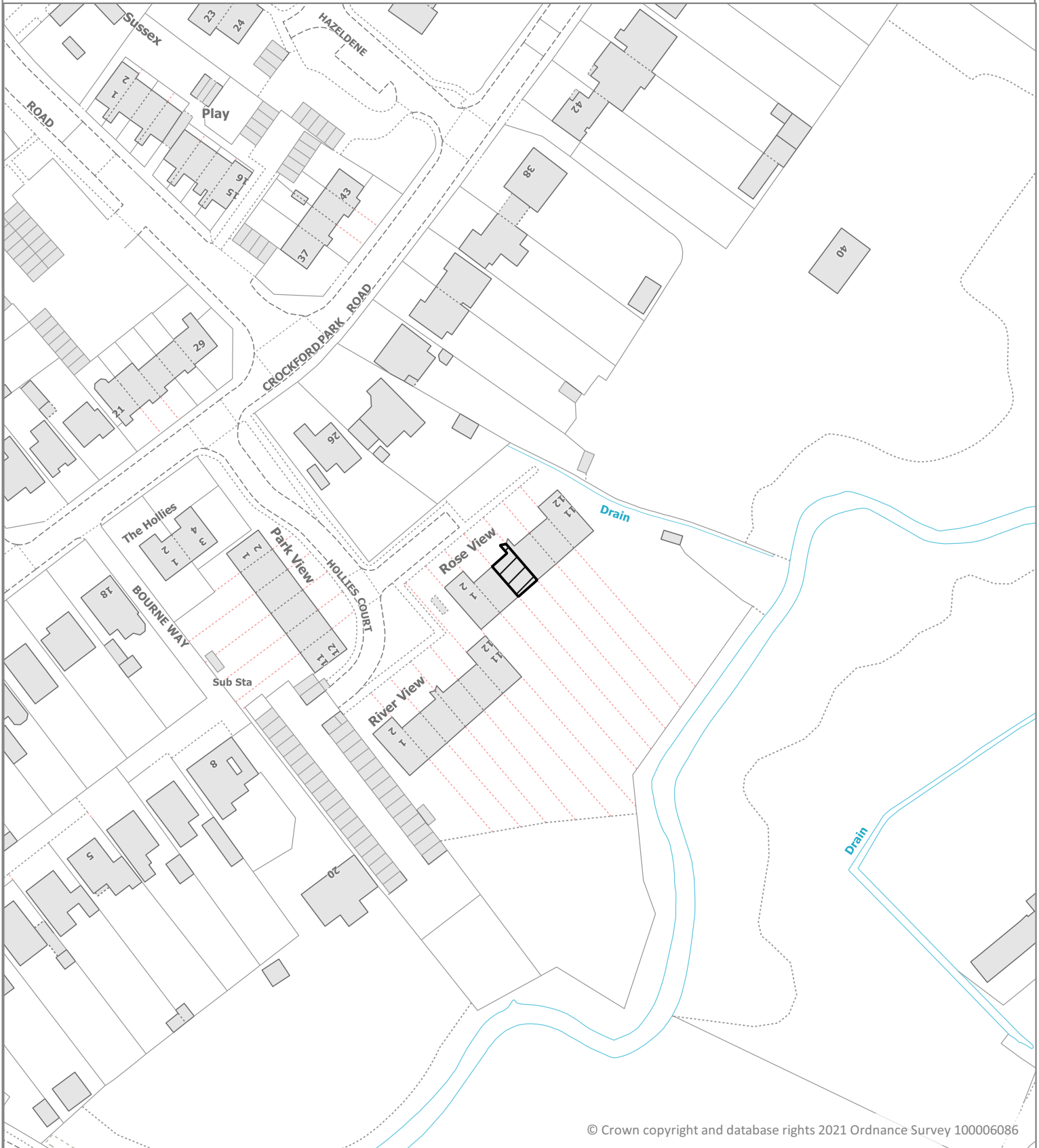
PROPOSED SIDE ELEVATION

Proposed Elevations



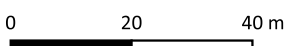
Date: 03/03/2021

6 Rose View



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Scale: 1:1,250



RU.20/1664



COMMITTEE AGENDA REFERENCE: 5D

APPLICATION REF:	RU.20/1664
LOCATION	6 Rose View Hollies Court Addlestone KT15 2NB
PROPOSAL	Proposed conversion of 1x 2 bedroom maisonette into 2x 1 bedroom flats.
TYPE	Full Planning Permission
EXPIRY DATE	22 January 2021
WARD	Addlestone South
CASE OFFICER	Jennifer Cade
REASON FOR COMMITTEE DETERMINATION	The number of objections received from separate households exceeds 2. A decision must therefore be made by the planning committee in accordance with the Council's scheme of delegation.
<i>If you have questions about this report please contact Ashley Smith, Christine Kelso or the case officer.</i>	

1. SUMMARY OF RECOMMENDATION

It is recommended the Planning Committee authorises the CHDMBC:	
1.	To grant permission subject to the completion of a Unilateral Undertaking in respect of the TBHSPA and conditions

2. DETAILS OF THE SITE AND ITS SURROUNDINGS

- 2.1 The application property forms part of Hollies Court which is located to the south of Crockford Park Road near the junction with Garfield Road in Addlestone. Hollies Court comprises 3 blocks of flats and maisonettes, Rose View, River View and Park View, with 36 residential units with 1 bedroom flats on the ground floors and 2 bedroom maisonettes on the first and second floors. There are large gardens which extend down towards the Addlestone Bourne which runs along the rear eastern boundary of this residential development. There is a large garage court on the western side with approximately 36 garages. The application relates to No. 6 Rose View which is two level maisonette on the first and second floor within the Rose View building. Hollies Court lies within the urban area, and within Flood Zone 2, with the rear gardens in Flood Zone 3a. The site lies within 5km of the Thames Basin Heaths Special Protection Area.

3. APPLICATION DETAILS

- 3.1 This application seeks to subdivide the existing two storey maisonette at 6 Rose View into 2 x 1 bedroom flats. Flat A will be on the first floor with a GIA of 44.7sqm and flat B will be on the second floor with a GIA of 47.8 sqm. No external changes are proposed to the maisonette. 2 new cycle stores are proposed to the front of the building, each of which will have a height of 1.3 metres, width of 1.7 metres and depth of 1.1 metres. A Flood Risk Assessment and Design and Access Statement have been submitted to support the application. A Unilateral Undertaking has also been submitted in respect of the TBHSPA.

4. RELEVANT PLANNING HISTORY

- 4.1 No relevant planning history.

5. SUMMARY OF MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

- 5.1 National Planning Policy Framework and Guidance.

5.2 The Runnymede 2030 Local Plan was adopted on 16 July 2020 and the policies have to be read as a whole. Any specific key policies will be referred to in the planning considerations.

5.3 SPGs which might be a material consideration in determination: Householder Guide (2003)

6. CONSULTATIONS CARRIED OUT

6.1 Consultees responses

Consultee	Comments
RBC Deputy Direct Services Manager	No objections
RBC Drainage Engineer	No comments received
SCC County Highway Authority	No objections

6.2 Representations and comments from interested parties

5 Neighbouring properties were consulted in addition to being advertised on the Council's website and 15 letters of representation have been received which can be summarised as follows:

- Concerns regarding lack of parking and turning space within the site
- Garaging is not part of the property/ lease and is owned by a third party so cannot be included in the application considerations
- Concerns regarding refuse and recycling
- Concerns regarding noise and disturbance from increased number of properties due to limited soundproofing between flats/ maisonettes
- Concerns regarding bike store in communal front lawn. Each block has a communal bike shed and so not necessary and would be an eye sore and safety concern in front of Rose View
- Concerns regarding changes to services charges
- Concerns regarding water tanks on roof of Rose View and damage works may cause
- Concerns regarding drainage capacity with additional residential property
- Concerns regarding works disrupting existing residents
- Property is subject to leasehold and changes are not permitted without authorisation of Lessor
- No disabled access to application property

7. PLANNING CONSIDERATIONS

7.1 In the determination of this application regard must be had to the Development Plan and National policy within the NPPF. The application site is located within the urban area where the principle of such development is considered to be acceptable subject to detailed consideration. This must be considered in light of the presumption in favour of sustainable development advocated by the NPPF. The key planning matters are the principle of development, the impact on neighbouring amenity and the amenities of the future occupiers of the flats, visual amenities, parking, flood risk and the impact on the Thames Basin Health SPA.

7.2 No external alterations are proposed to the external fabric of the Rose View building but two cycle stores are proposed to the front of the building. Several letters of representation have raised concerns regarding the need for the cycle stores and the impact they will have on the visual amenities of the area. The proposed cycle stores are low in height with a maximum height of 1.3 metres and would encourage sustainable transport which in this highly sustainable location is a positive of the scheme. The Hollies Court buildings have an open plan style and appearance with the buildings sited in open grassed areas. The location and size of the proposed cycle stores directly in front of an entrance to the Rose View building would be prominent and would have an impact on the open setting of the building. However, it is a positive attribute of the scheme that the applicant wishes to include space for cycle storage, and therefore it is considered that given the space available there would be a suitable alternative location for a small cycle store more proportionate to the subdivision of an existing flat and in a less intrusive position, and a condition can secure the details of this to ensure the storage facility is sympathetic to

the visual amenities of Hollies Court and not harmfully prominent. Subject to this, it is considered the visual amenities of Hollies Court will be maintained, in compliance with Policy EE1.

- 7.3 In respect of the residential amenities of future occupiers, both Flat A and B meet the Council's internal space standards for floorspace as set out under Policy SL19. There are existing windows on the front and rear elevations of the existing maisonette which will be retained to provide suitable internal amenity for both flats. The occupiers of the flats would have access to the large communal garden to the rear of the site. Overall, it is considered that the proposal would provide an acceptable standard of amenity for the future occupiers of the flats in compliance with Policies EE1 and SL19.
- 7.4 No external alterations are proposed so the proposed subdivision of the existing maisonette will not lead to any increase in overlooking or loss of privacy to existing neighbours. Consideration has to be given to the amenities of the flat below the maisonette, which is No. 5 Rose View. Flat A has a layout similar to the existing first floor layout with a kitchen/living area at the front above the bedroom of No. 5. The proposed bathroom for Flat A is above the kitchen of No. 5. It is therefore considered there would be no new harmful impacts from noise and disturbance to the occupiers of No. 5 Rose View. Therefore the proposal is not considered to have a harmful impact on the residential amenity of this neighbouring property. The layouts of Flats A and B are similar so are not considered to be harmful to each other in terms of layout. No other existing neighbours are considered to be harmful affected, and the application complies with Policy EE1.
- 7.5 There is no allocated parking for any properties at Rose View, however it is understood that residents can rent garages located in the garage court and there is space within Hollies Court for parking such that there is no conflict with Policy SD4 in this respect. Hollies Court is located within a sustainable location close to Addlestone town centre and cycle parking is proposed for each flat, which the CHA encourages and is compliant with Policy SD3. The CHA have commented that the application would not have a material impact on the safety and operation of the adjoining public highway, from one additional household living at Hollies Court. Therefore the proposal is acceptable in highways and parking respects, complies with Policy SD4. The occupiers of the proposed flats will use the existing bin storage area to the south west of the building and the RBC Deputy Direct Services Manager has raised no objection to the current refuse and recycling provision in relation to the proposal.
- 7.6 The application maisonette lies within Flood Zone 2. This application relates to the conversion of an existing building which means a Sequential Test is not required. The application relates to the first and second floor of Rose View so the proposed flats themselves will not be at risk of flooding. Access to the maisonette is on the ground floor however this is not proposed to change from existing. There would be an increase in households, and there safe access and egress does have to be considered. The site is located at the edge of Flood Zone 2 and the Flood Risk Assessment submitted with the application shows that safe access and egress to an area wholly outside the floodplain can be achieved. A condition for a Flood Risk Management Plan is considered necessary and the proposal is considered to comply with Policy EE13.
- 7.7 The site lies within 5km of the Thames Basin Heaths Special Protection Area. In accordance with guidance from Natural England, the Habitats Regulations Assessment requirements are that plans or projects which may have a likely significant effect on a European designated site (such as the TBHSPA) can only proceed if the competent authority is convinced they will not have an adverse effect on the integrity of the European site. Recent case law has suggested that likely significant effects cannot be ruled out at this screening stage, and in accordance with the Natural England guidance and national legislation, the application proposal must be made subject to an appropriate assessment. In accordance with the Council's SPG, and without consideration of potential mitigation regarding the TBHSPA this application is 'screened in' to the need for appropriate assessment as it lies within a zone of influence where recreational disturbance arising from new occupation in proximity to the TBHSPA is likely to have an adverse effect.
- 7.8 The guidance is that Natural England are required to be consulted and the LPA must have regard to its advice. Natural England agreed the framework for relevant development proposals affected by the TBHSPA in 2008 and the Council has been following this framework since then utilising it as standing advice removing the need for individual consultation to Natural England for schemes of this scale. It therefore falls to the Council to undertake the Appropriate Assessment of the application, which includes the consideration of any proposed mitigation, to reach a conclusion as to whether the proposal has an residual adverse effects that lead to a likely significant effect on habitats at the TBHSPA. In undertaking this Appropriate Assessment it is consider that there will be permanent effects arising from increasing the number of residential units within 5km of the TBHSPA. The applicant has agreed to provide to provide mitigation measures and have submitted a completed unilateral undertaking and Council's Legal team are in the process of finalising this with the applicant respect of SAMM payment and contribution towards SANGS. Subject to this, the development will avoid impact on the integrity of the TBHSPA in accordance with Policy EE10 and guidance within the NPPF.

- 7.9 Several letters of representation received have raised concerns regarding the applicant ability to carry out the scheme due to restrictions on the lease. This is a civil matter not a planning matter and is separate from any grant of planning permission. Concerns have also been raised in representations regarding the impact of building works on existing residents (this is a temporary matter for internal works only with limited impacts) and the structure of the building, which would be dealt with under Building Regulations.

8. EQUALITY AND HUMAN RIGHTS CONSIDERATIONS

- 8.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any person's rights under the Convention.

Consideration has been given to s149 of the Equality Act 2010 (as amended), which has imposed a public sector equality duty that requires a public authority in the exercise of its functions to have due regard to the need to:

- (a) Eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
- (b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

It is considered that the decision would have regard to this duty.

9. CONCLUSIONS

- 9.1 The development is considered acceptable in terms of appearance and with no harmful impacts on residential amenities and the impact on the TBHSPA will be addressed. The development has been assessed against the following Development Plan policies - EE1, EE2, EE10, EE13, SL19 of the Runnymede 2030 Local Plan, the policies of the NPPF, guidance in the PPG, and other material considerations including third party representations. It has been concluded that the development would not result in any harm that would justify refusal in the public interest. The decision has been taken in compliance with the requirement of the NPPF to foster the delivery of sustainable development in a positive and proactive manner.

10. FORMAL OFFICER RECOMMENDATION

The CHDMBC be authorised to grant planning permission subject to the completion of a Unilateral Undertaking in respect of the TBHSPA and the following planning conditions:

- 1 Full application (standard time limit)

The development for which permission is hereby granted must be commenced not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with Section 51 of Part 4 of the Planning and Compulsory Purchase Act 2004.

- 2 List of approved plans

The development hereby permitted shall not be carried out except in complete accordance with the following approved plans with the exception of the cycle stores:

AAL-20-147-P01, AAL-20-147-P03, AAL-20-147-P04, Design and Access Statement received 01/09/2020

AAL-20-147-P02A received 11/09/2020

Flood Risk Assessment QFRA 1654 and Appendix A, B and C received 05/02/2021

Reason: To ensure high quality design and to comply with Policy EE1 of the Runnymede 2030 Local Plan and guidance in the NPPF.

3 Cycle storage

Notwithstanding the details as shown on the submitted plans, prior to first occupation of the development, further details of cycle storage shall be submitted to and approved in writing by the Local Planning Authority. Such storage should be safe, secure and lit.

Reason: To encourage active and sustainable travel, and to ensure the visual amenities of Hollies Court are maintained, and to comply with Policies EE1 and SD3 of the Runnymede 2030 Local Plan and guidance within the NPPF.

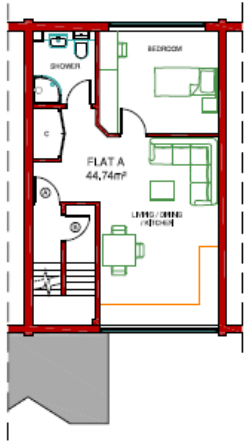
4 Flood risk management and evacuation plan

Prior to the commencement of the above ground construction of the development hereby permitted, a Flood Risk Management Plan (FRMP) shall be submitted to and approved in writing by the Local Planning Authority. The FRMP shall provide a householder pack which shall include details of how this pack will be made available to the first and subsequent occupiers, and include details of a safe escape route and the place that people can be evacuated to.

Reason: In the interests of the safety of future occupiers and to comply with Policy EE13 of the Runnymede 2030 Local Plan and guidance within the NPPF.

Informatives:

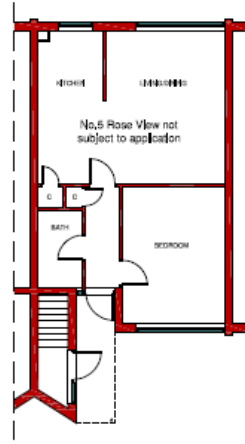
- 1 Summary of Reasons to Grant Consent
The decision has been taken in compliance with the requirement in the NPPF to foster the delivery of sustainable development in a positive and proactive manner.
- 2 Party Wall Act 1996
The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.
- 3 Land Ownership
The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.
- 4 Permitted Development Rights - Flats
The applicant and potential occupiers are advised that the flats hereby approved do not have any permitted development rights.



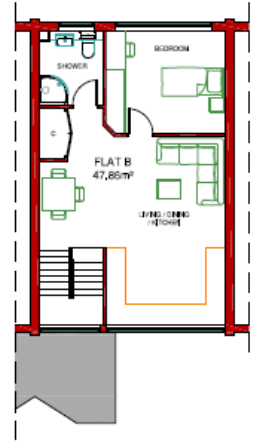
PROPOSED FIRST FLOOR PLAN



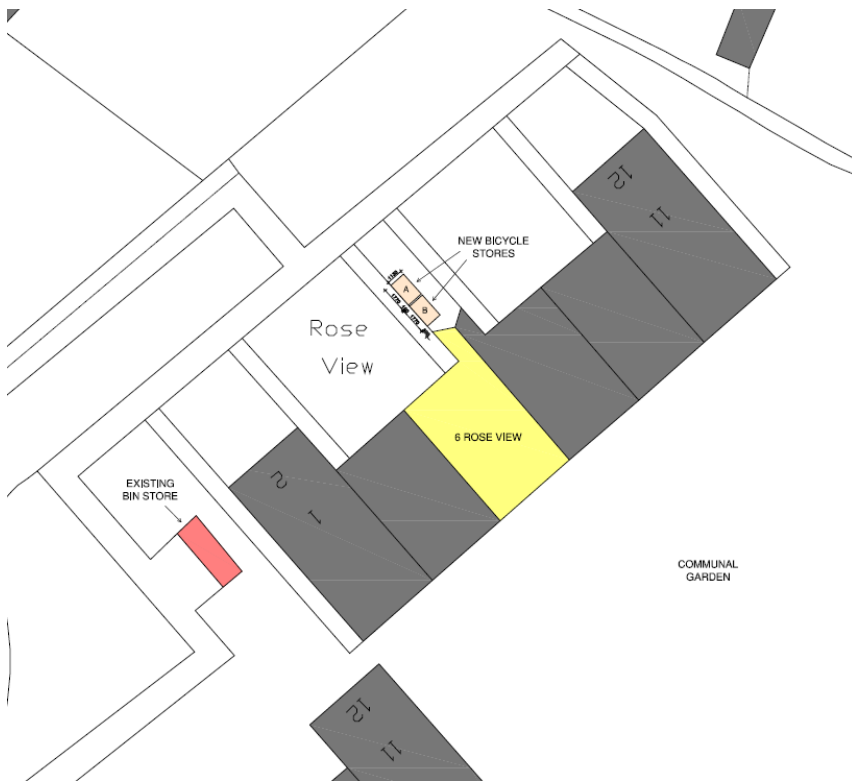
PROPOSED ROOF PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



Proposed Site Plan